



## Irontown Homes Designer Series

# Home Features

## Included Features



**Roof:** 30 year architectural asphalt Composite shingles



**Windows:** Vinyl extruded dual pane insulated low E windows

**Exterior Siding:** LP Smartside 8 lap siding with SmartTrim window & corner trim.

**Eaves:** Open eaves painted to match trim color.

**Exterior Doors:** Fiberglass 2 panel arched doors.

**Deadbolt & Locksets:** Kwikset-Chelsea Entry Handleset.



**Flooring:** LVP floor in kitchen, bath, laundry, and Entry. Carpet in balance of house.



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## Included Designer Series Features

# Cabinetry and Countertops



**Shaker – Style Cabinets**  
Standard: White or Espresso. Upgrades: Brooklyn White, Grey or Slate

- 31" upper cabinet w/ 3" crown molding along the top
- Solid frameless cabinets, full overlay doors, solid wood



Shaker Designer White



Shaker Espresso



Brooklyn Bright White



Brooklyn Modern Gray



Brooklyn Slate

### Countertops:

-Standard: Laminate tops with integrated backsplash and waterfall edge in kitchen and bath.

-Upgrades: cultured marble, granite or quartz



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# Included Designer Series Features Interior Doors and Trim



**Masonite Hardboard**  
-2 Panel Square or Arch Top  
-Hollowcore Paint Grade

**Paint Grade - 3" Craftsman Casing**  
**Paint Grade - 5" Craftsman Baseboard**



**Kwikset Hancock Knobs**  
Standard – Polished Chrome.

Upgrades: Bronze or Satin Nickel



**Kwikset Chelsea Handleset**  
Standard – Polished Chrome.

Upgrades: Bronze or Satin Nickel



Rustic Bronze



Satin Chrome



Satin Nickel

**Harney Austin Bathroom Hardware**

Standard – Chrome

Upgrade – Stain Nickel, Venetian Bronze



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# Included Designer Series Features Plumbing Fixtures



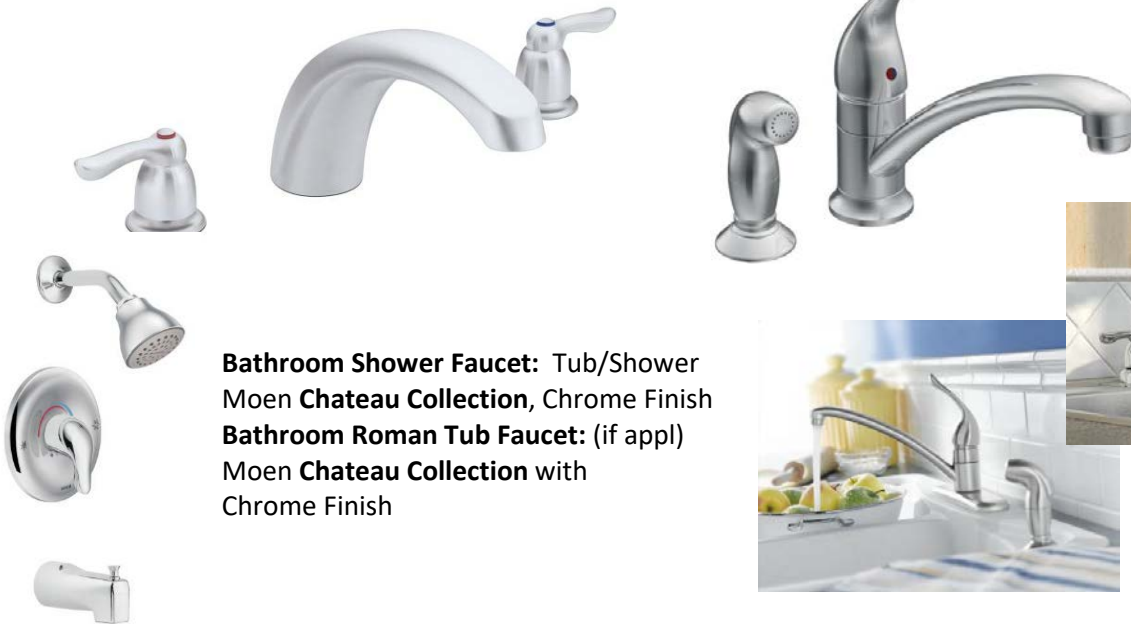
## Bath Faucet

Standard: Moen Chateau, chrome finish

Upgrades: Brandford, Eva



**Kitchen Faucet:** Moen Chateau Collection, Chrome finish



**Bathroom Shower Faucet:** Tub/Shower Moen Chateau Collection, Chrome Finish  
**Bathroom Roman Tub Faucet:** (if appl) Moen Chateau Collection with Chrome Finish



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## Included Designer Series Features

# Plumbing Fixtures



**The kitchen Sink** is a drop-in Stainless steel 8" Depth double bowl sink.



**Bathroom Vanity Sink:** China Vitreous Top mount sink.



**Bathroom Toilet:**  
2 piece elongated bowl toilet



**Bathroom Cast Tub/Shower**  
Fiberglass insert  
Tub/surround enclosure

**Bathroom Shower Enclosure:** Clear glass Enclosure with chrome Frame (stand alone Shower only)



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## Included Designer Series Features

# Light Fixtures



Master Bath 30"  
Nickel or  
Bronze



Bath/Powder  
24"  
Nickel or  
Bronze



Pendant (Optional)  
Nickel or  
Bronze



Dining Chandelier (can  
replace with 4 LED  
downlights, no charge)  
Nickel or Bronze



Ceiling Fan  
(Optional)  
Nickel or Bronze



Kitchen – 4 or 6 – 6" LED  
downlights (depends on size of  
kitchen)



Outdoor/Front  
Bronze



Outdoor  
Sides and Rear  
Bronze



Flush Mount  
Satin Nickel



Flush Mount  
Oil Rubbed  
Bronze



Sconce  
(Optional)



Utility/Storage  
Flush Mount  
(9")

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# Included Designer Series Appliances



## RF114PXS – Black

- \*Room for multiple menu options
- \*This 4.8 cu. Ft. capacity range assumes a more sophisticated look with wider, sturdier angles and a 1-piece steel console that's easier than ever to clean without seams that gather debris.
- \*Set the perfect temperature for whatever is on the menu
- \*Set the broiling temperature in five-degree increments. Higher is better for grilling meats, while lower works best for delicate tasks such as melting cheese.
- \*Flexibility Inside. Extra storage below.
- \*Adjustable oven racks make baking large items and multiple courses easy, while the lower storage drawer helps you organize and make the most of your cooking area.
- \*4.8 cu. Ft Capacity
- \*Upswept Porcelain SpillGuard™ Cooktop
- \*Helps contain messes and makes cleanup easier with the raised-edge design
- \*Chrome Drip Pans
- \*(2) 8" coil elements
- \*(2) 6" coil elements

### Dimensions

Gross Weight	144 LB
Height	46 7/8 Inches
Depth	27 9/16 Inches
Width	29 7/8 Inches

Dimensions shown are for planning purposes only. For complete information see installation instructions packaged with product.



## WMH31017AB – Black

- \*Hidden Vent
- \*Streamline the appearance of the microwave exterior with a hidden vent that also simplifies cleaning.
- \*1.7 cu. Ft. capacity
- \*Heat up leftovers with ease in this 1.7 cu. Ft. capacity microwave hood combination. You'll have the room you need for frequently used items like dinner plates and microwave-safe bowl.
- \*1,000 Watts cooking power
- \*With up to 1,000 watts of cooking power, Whirlpool microwaves offer the flexibility you need to heat all types of food, from macaroni and cheese to corn on the cob, quickly and easily.
- \*2-speed fan/220 CFM
- \*2 variable fan-speed settings let you match the right amount of ventilation to the dish being prepared.

### Dimensions

Gross Weight	65 LB
Height	17 ¼ Inches
Depth	16 1/8 Inc
Width	29 15/16 Inch

Dimensions shown are for planning purposes only. For complete information see installation instructions packaged with product.



## WDF310PAAB – Black

- \*ENERGY STAR Qualified
- \*Whirlpool dishwashers exceed government efficiency standards, so they are greater for the environment and your wallet.
- \*No one has fewer repairs 17 years in a row.
- \*Whirlpool dishwashers are designed to endure repeated use and to deliver years of reliable performance. No one has fewer dishwasher repairs 17 years in a row.
- \*Resource – Efficient wash system
- \*This dishwasher's resource-efficient wash system cleans a full load of dishes using nearly ½ the water and energy. Whirlpool brand's improved motor and wash system and provides our quietest line of dishwashers ever.
- \*CEE tier 1 qualified
- \*Select dishwashers exceed federal minimum energy efficiency standard by 15% to earn an eco-friendly CEE Tier 1 qualification. These advanced water and energy saving may qualify for rebates, contact your local utility company for program availability.
- \*Tall Tub Design

### Dimensions

Gross Weight	85 LB
Height	34 ½ Inches
Depth	24 ½ Inches
Width	23 7/8 Inches

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# Home Features

## FRAMING STRUCTURE

### Floor System

Engineered rim joist with TJI engineered floor joists. 16" on center  
Underlayment sheathing of 3/4" tongue-in-groove OSB, glued and nailed  
Under vinyl areas, 3/8" A/C plywood sub floor on top of 3/4" sub floor as above

### Walls

8' interior ceiling height w/ opt 9' or 10' height  
2"x6" Exterior, 16" on center  
2"x4" Interior, 16" on center, with 2"x6" interior plumbing walls  
Exterior walls sheeted with 7/16" OSB sheathing, glued and nailed and/or stapled as per engineering specifications with double top plates and single bottom plate  
Reinforcement blocking for towel racks, toilet paper holders before sheet rock

### Roof/Truss System

Engineered roof trusses with OSB sheathing to 30 lb. PSF Live load std.  
5/12 pitch roof system with hinged trusses  
Eave overhang: 12" with 12" on gable ends and 2"x6" fascia. Gable roof.

## EXTERIOR FEATURES

### Railings

Vinyl or Metal Railing with cap and posts per plan

### Decking

Composite Decking over open frame deck

### Insulation

Corning: R-38 batts in ceilings, R-19 batts in the exterior walls, R-30 batts in floor

### Vapor Barrier

Tyvek House Wrap - to seal out air and moisture infiltration while allowing structure To "Breathe"

### Roof Cover

Impregnated Felt: 30# Tamko UL Felt or equivalent  
Ice & Water Shield: Tamko Moisture guard Plus or equivalent  
Shingles: 30 year Architectural Shingle- Asphalt Composite  
Turtle vents: : Contractors Choice  
Drip Edge: White aluminum 90 degrees

### Windows

White extruded Vinyl Dual Pane Insulated Units with Energy Efficient Low-E Glass styles are Horizontal Sliders or Fixed Picture (per plan)  
White Color  
Vinyl Sliding Glass Door (if plan applicable)

### Exterior Siding

Hardboard Cedar Lap Siding with 4/4 Window Trim and Corner Trim  
Open Eaves Painted to match trim color

### Exterior Doors

Fiberglass 2 panel arched doors by Therma-Tru Smooth Star with deadbolt & locksets by Kwikset Chelsea Entry Handleset and Hancock Knob Brushed Nickel

## SYSTEMS FEATURES

### Plumbing

Vanguard Pex water supply system, sized per home  
Waste and Vent System: ABS or PVC  
40 Gallon Natural Gas Water Heater  
Fiberglass Tub & Shower combo per plan

### Electrical

High Quality 12 and 14 gauge copper wiring  
2 phone jacks and 2 cable TV outlet jacks  
Telephone cable: Cat 5E  
200 amp service - per plan

### Mechanical

95% Efficiency forced air natural gas central heating system by Rheem  
Hardpipe and Flexpipe ventilation system  
Main Gas Line included.

## INTERIOR FEATURES

### Drywall

Ceiling lids and walls, glued & screwed on ceilings and exterior 1/2" Gypsum drywall walls, with dense glass in wet areas, nailed/screwed, taped, floated

Texture: Old World Texture on Walls with French Lace knock-down texture on ceilings

### Interior Trimwork

Paint Grade - Masonite interior doors- Hollowcore 2 panel arch  
Doorknob - Kwikset - Hancock knob (Brushed nickel or Oil Rubbed Bronze)  
Paint Grade - 3" Craftsman molded door casing  
Paint Grade - 5" Craftsman molded door baseboard  
Paint Grade - 2" wood stair handrail

### Paint

Single Tone Paint Low VOC Paint - Satin  
All walls, doors, trim work, ceilings are painted the single color, 1 coat of primer, 2 coats of color.

### Light Fixtures

Available Colors: Brushed Nickel or Oil Rubbed Bronze  
Kitchen: Overhead Florescent 4 bulb fixture with cloud cover  
Dining: 5 light chandelier  
Bathroom: 4 open bulb fixture  
Bedrooms, Hallways, Living Room all other areas: 2 bulb ceiling mount dome fixture  
Entry: Exterior Wall Mount Carriage Light same as garage if applicable  
Backdoor: Exterior Wall Mount  
Many lighting upgrades are available, see lighting upgrade sheet. Can lights, LED, Energy Star and Title 24 available.

### Plumbing Fixtures

Kitchen, Top Mount Stainless Steel Sink  
Kitchen, Undersink Disposal  
Kitchen, Moen Chateau Faucet w/ Side Sprayer, Chrome Finish  
Bathroom Fiberglass Insert Tub/Shower Enclosure  
Bathroom Tub/Shower Moen Chateau Faucet, Chrome Finish  
Bathroom Vanity Sink, China Vitreous Top Mount Sink, White  
Bathroom Vanity, Moen Chateau Faucet, Chrome Finish  
Bathroom Toilet, 2 piece elongated bowl toilet  
Washer Shutoff Box with laundry drain  
Ice Maker Supply Line to Fridge Location with shut off  
Exterior Hose Bibs

### Hardware

Kwikset Hancock Knob  
Stylish Towel bars and Toilet Paper Holders - Chrome

### Mirrors / Shower Doors

42" Tall Framed Clear Glass Door w/ chrome hardware per plan master shower included.

### Appliance Package

30" Electric freestanding, manual clean range (220 amp plug provided at range)  
30" Dishwasher 2 level  
30" Ductless Micro Hood over the range

### Cabinets

Solid wood shaker cabinets  
31" upper cabinet, Solid face frame cabinets  
White Shaker or Espresso Shaker  
3" Crown Molding along top of cabinets

### Countertops

High quality laminate tops with integrated backsplash and waterfall edge

### Floor coverings

Luxury Vinyl Plank Flooring in Wet Areas and by exterior doors  
Carpet in Balance of house, one color, with 7/16" 6 lb. rebond pad

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