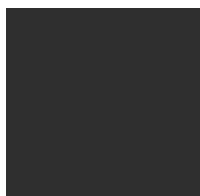


EXTERIORS

SIDING:

STANDARD SIDING:

Fiber Cement Board & Batten, Smooth Texture, Painted Tricorn Black



TRICORN BLACK

UPGRADED SIDING:

Standing Seam Metal, Black



ROOF MATERIAL:

STANDARD ROOF MATERIAL:

Lifetime Architectural Asphalt Composite Shingles, Dual Black



UPGRADED ROOF MATERIAL:

Metal Standing Seam, Black



STANDARD SOFFIT:

T&G Cedar Soffit



FRONT DOOR:

STANDARD ENTRY DOOR:

Sliding Glass Door, Black Frame



UPGRADED ENTRY DOOR:

Frameless Hinged Shower Door, Clear Glass and Black Hardware (When Exterior Shower is selected)



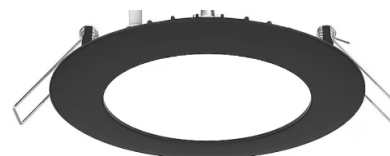
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BECAUSE EACH IRONTOWN HOME IS CUSTOM BUILT SOME UPGRADED ITEMS MAY BE SHOWN IN YOUR DESIRED FLOOR PLAN.
EXACT SPECIFICATOINS WILL BE DETAILED FOR EACH PROJECT BUILT AND INCLUDED IN THE PURCHASE CONTRACT.

Sweaty Yeti Features

ELECTRICAL/LIGHTING

CAN/DISK LIGHTS:

6" Canless LED Lights,
Fit/Cold Plunge – White Trim
Sauna & Deck – Black Trim



SWITCH:

Standard Toggle



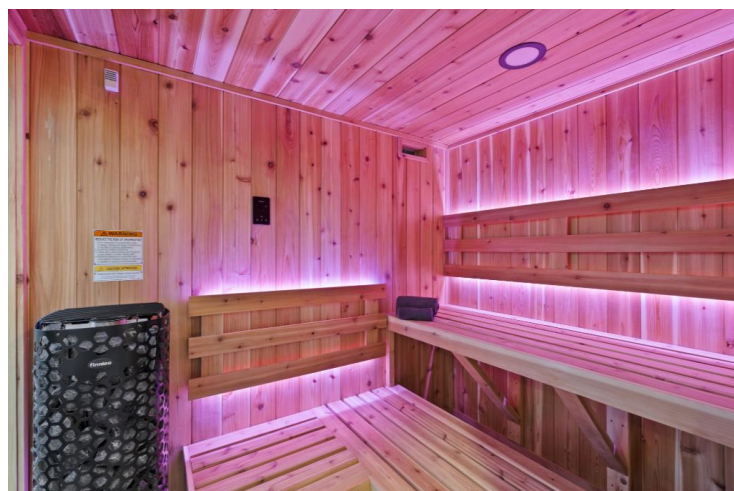
CEILING FAN (UPGRADE):

Minka Aire Vital 44" LED in Coal



LED LIGHTING (UPGRADE):

LED Tape with Dimmer/Driver,
Fit/Cold Plunge – White LED
Sauna – Multi-Color LED



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Sweaty Yeti Features

PLUMBING & ACCESSORIES

SAUNA UNIT:

Finnleo Himalaya (Helo)



OUTDOOR SHOWER (UPGRADE):

Delta Modern 10" Round, Black



STANDARD ROBE HOOKS:

Harney Clearwater – Black



FLOATING SHELF:

White Stained Oak Effect



COLD PLUNGE (UPGRADE)

The Plunge Modern Tub w/ Dual Cold and Heat Climate Control



WATER HEATER (UPGRADE):

AO Smith 19-Gal Electric



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INTERIOR FINISHES

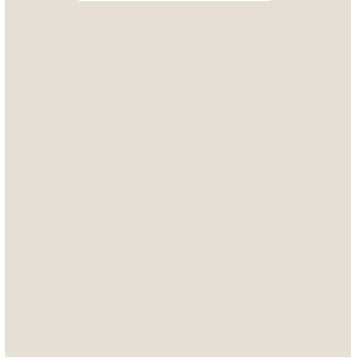
STANDARD WALL/CEILING:

Hand Texture



STANDARD INTERIOR PAINT:

One Tone, All Satin Sheen
SHOJI WHITE



STANDARD BASEBOARD & CASING:

3" Cedar Baseboard
1 1/2" Cedar Casing



FLOORING:

Artmore LVT - Black Stone



FLOOR COVERING BELOW COLD PLUNGE (UPGRADE):

Black Pebble Stone



SAUNA WALLS, CEILING, FLOORING:

6" T & G Fine Line Cedar



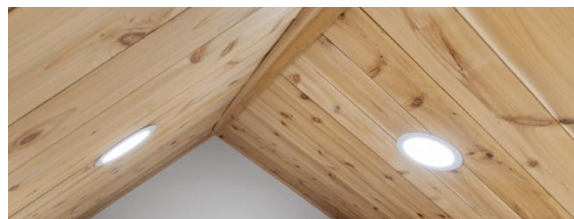
INTERIOR DOOR TO SAUNA:

Frameless Hinged Shower Door,
Clear Glass and Black Hardware



CEDAR CEILING IN FIT/PLUNGE AREA (UPGRADE):

6" T & G Fine Line Cedar



ACCENT WALL BEHIND TUB (UPGRADE):

Vertical Cedar Wood Slats over Black Painted Wall



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Sweaty Yeti Features



FRAMING STRUCTURE

Floor System

*Pressure – Treated solid wood floor joist - 24" on center

*Underlayment sheathing of ¾" tongue-in-groove OSB, glued and nailed

Wall System

*8' interior ceiling height

*2"x4" Exterior, 16" on center

*2"x4" Interior, 16" on center, with 2"x6" interior plumbing walls

*Exterior walls sheathed 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

*Solid wood rafters with OSB sheathing to 30 lb. PSF Live load std.

*Upgraded: snow load for high-snow areas – specify weight

EXTERIOR FEATURES

Decking

*Cedar Decking over open frame deck

Insulation

*Standard Insulation: Fiberglass Batt R-13 Walls, R-30 Ceiling, R-30 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

*Standard Roof Material: Lifetime Architectural Asphalt Composite Shingles

*Upgraded Roof Material: Metal Corrugated, Metal Standing Seam

Windows

*Standard: Stopped Glass window panes

*Upgraded: Marvin Essentials

*Upgraded: Vinyl Sliding Glass Door (if plan applicable)

Exterior Siding

*Standard: Board and Batten Fiber Cement Smooth Vertical Siding

*Upgraded: Standing Seam Metal Vertical

SYSTEM FEATURES

Plumbing

*Vanguard Pex water supply system, sized per home

*Upgraded: 19-gal, Electric Tank Water Heater

*Upgraded: Moen Shower

Electrical

*High Quality 12- and 14-gauge copper wiring

*50 or 60-amp service, per plan

Mechanical

*Upgraded: 95% Efficiency Mini split

*Upgraded: Electric Cove Heater w/ Touchscreen thermostat

Sauna

*Standard: Sauna Heater w/ water reservoir and Essential Oil dish

INTERIOR FEATURES

Walls and Ceiling

*Standard Fit - Ceiling lids and walls, glued and screwed on ceilings and exterior ½" gypsum drywall walls, nailed/screwed, tapped, floated

*Standard Sauna – T&G Cedar floor, wall, ceiling

*Standard Texture: Skip Trowel Wall Texture

Interior Trimwork

*Standard – 3" Cedar Flat Stock Square Edge Door Casing

*Standard – 5" Cedar Flat Stock Square Edge Baseboard

Paint

*Standard: Single Tone Paint VOC Paint – Stain

Light Fixtures

*Outlets/Switches – Decora

*Disk Lights – Recesso Lighting 6" Canless LED Lights – black or white

*Upgraded – Ceiling Fan: Mink Aire Java 54" in Coal

*Upgraded – Accent Lighting: LED Tape w Dimmer/Driver (requires light rail) – color for sauna, white for Accent Wall

Plumbing Fixtures

*Upgraded exterior shower – drain for freeze protection

*Exterior Hose Bibs – fill and drain for shower and tubs

Hardware

*Standard Robe Hooks

Sauna / Wellness Doors

*Standard: Glass shower door w/ lock at exterior door

Floor Coverings

*Sauna Flooring: T&G Cedar – clear

*Workout Flooring: Luxury Vinyl Tile

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