

VANGUARD HOMES

'van-gard: at the forefront

Legacy Series at Daybreak Features

ENTRY

ThermaTru Stained 6'8" Door with Wood Grain Texture (per plan)
Schlage Single-Action Deadbolt Lock & Handle Set
Hardwood Floor
#2 Red Oak Wood Flooring (2 ¼" Planks)

KITCHEN & NOOK

Whirlpool Stainless Steel Electric Self-Cleaning Oven
Whirlpool Stainless Automatic Dishwasher (Energy Star Rated)
Whirlpool Stainless Microwave/Vent Hood (Vented to Outside)
1/3 HP Moen Garbage Disposal
Ice-maker Water Line to Refrigerator
Stainless Steel Undermount Double Sink
Sleek Spot Resist Stainless One Handle Pull Down Kitchen Faucet
Staggered Timberlake Tahoe Maple Cabinets with Hidden Hinges
and Crown Molding
Staggered Tall Corner Cabinets (where plan allows)
Adjustable Wall Cabinet Shelves
Custom Fit Granite Slab Counters with 6"x6" Single Row
Tile Backsplash
Recessed Can Lighting in Kitchen
#2 Red Oak Wood Flooring (2 1/4" Planks)

SECONDARY BATHS & POWDER ROOM

Granite Slab Counters
Custom Fit Mirror(s)
Undermount China Sink(s)
Moen Method Faucet Package in Chrome
(Shower/Tub Combination)
Maxwell Towel Bars and T.P. Holders in Chrome
Ceramic Tile Tub Surround Includes Tile Accent Band
China Pedestal Sink with Oval Mirror & Elongated Toilet
in Powder Room
Privacy Locks on All Bathrooms
Ceramic Tile Flooring in Secondary Baths 12x12
Hardwood in Powder Room

UNFINISHED BASEMENT

R-11 Insulation with Vinyl Face
Pre-Plumbed for One Future Bath (Per Plan)
mechanical/electrical/construction

LAUNDRY

Vinyl Flooring
Hanging High/Low Rod and Shelf

MASTER BATHROOM

5-Piece Design Including 2 Undermount China Sinks,
Elongated Toilet & Soaking Tub
72" High Clear Glass Shower Enclosure in Chrome
Shower Seat (Per Plan)
Ceramic Tile Surround Including Accent Band in Shower
Fiberglass Shower Pan
Granite Slab Counters
Custom Fit Mirror(s)
Moen Method Faucet Package in Chrome
Maxwell Towel Bars and T.P. Holders in Chrome
Ceramic Tile Flooring 12x12
Timberlake Tahoe Maple Cabinets
8" Rain Shower Head, Eco Performance in Chrome

LIVING AREAS

9' Vaulted Ceilings on Main Level (Per Plan)
Ceiling Fan in Family Room (Per Plan) (Light Kit Optional)
Ceiling Fan in Master Bedroom with Light Kit (Per Plan)
Ceiling Fixtures in Secondary Bedrooms
Decora Light Switches/Outlets in light almond
Napoleon B36NTRE Gas Fireplace with Stone Surround
in Family Room
Door Knobs & Hinges: Schlage Accent in Brushed Nickel Lever
Rounded Wall Corners
Knock-Down Finish on Walls & Ceilings
Two-tone Paint Throughout with Ceiling & Walls First Tone,
Trim the Second
Structured Wiring Upgrade Includes:
3 Dual Dataport Locations TBD by Homeowner
Integrated Service Unit (ISU), Additional Lines Will
Require a Larger ISU at Additional Cost
Plush Carpeting or Cut Berber (Level 2)
1/2" 6lb. Rebound Carpet Padding
Painted Wood Window Sills (Optional in Basement)
Light Fixture package in Brushed Nickel

STAIRS, DOORS & TRIM

Two-Panel, Logan Shaker Painted Doors with Square Detail
Pony Walls with Painted Custom Wood Cap
3 ½" Custom Square Hem Newel Posts (Per Plan)
Privacy Locks on All Bedrooms & Bath Doors
Base & Case Anderson Trim Package: Whole House,
All Casing 2 ½" Base 3 ½"

LANDSCAPING

Preselected plan per Wolf Ranch ACC
minimum requirements for Front and Back Yard

ENERGY EFFICIENT FEATURES

Built-In Savings Guaranty Program
Infiltration Control Package
Ducted Returns on Mechanical System
Low E- Tan Vinyl Double-glazed windows Filter UV Rays
Low E- Vinyl Windows in Basement
Nest Digital Thermostat
Blower Door Testing with HERS Rated Certificate by 3rd Party

GARAGE

2-Car Garage per plan (3-Car Optional)
R-13 Insulation & Drywall at House Common Wall
Electric Plug Outlet in Garage on Common Wall
Pre-Wired for Automatic Garage Door Opener
Ankmar 8' High Roll-Up Garage Doors
(Optional Glass Panels & Automatic Opener)
Insulated Garage Doors

MECHANICAL, ELECTRICAL

Rheem Tankless Water Heater
Blown-In Cellulose (R-13) in 2x4" Walls, R-19 in 2x6" Walls
R-38 Insulation in Attic
Pex Water Piping
Trane High Efficiency Furnace, Variable Speed
200 amp Circuit Panel
Engineered Floor Joists
Nailed & Glued 3/4" Tongue & Groove OSB Subflooring

EXTERIOR

GAF Lifetime Limited Shingles
Acrylic Stucco Exterior
Stone Masonry (Per Plan)
2x6 Exterior Wall Construction
10'x10' Slab (Deck on Walk-Out or Garden Level)
4'x6' Slab at Walk-Out Slider
ZIP System sheathing with Tape on all Exterior Walls
Covered Entry/Porch (Per Plan)
18' Wide Concrete Driveway w/ Swirled Texture
Exterior GFI Electrical Outlets at Front & Rear
Front & Rear Hose Bibs
Gutters & Down Spouts
Light Fixtures at Entry, Front of Garage & Rear Sliding Door
1 at entry, 1 at rear door, 2 on each side of 2 car bay