

ENERGY EFFICIENCY AND SECURITY:

- Energy Trust of Oregon (ETO) home with Energy Performance Score (EPS) **verified by third party** for performance and quality
- **Lower** monthly electricity and fuel costs
- Moisture content **tested and certified** from third party testing company
- Kiln or surface dried lumber to **control moisture** during construction
- 2x6 exterior **double wall** construction
- **Air sealing** to reduce building air leakage resulting in 2.0-3.0 air changes/hour (ACH) in all homes
- **R-60** ceiling insulation
- **R-23 Polar Blanket** blown in blanket (BIBS) exterior wall
- **R-38** floor insulation
- Ultra efficient **heat pump water heater**
- Low flush toilets and water efficient fixtures
- Non-Metallic **PEX** plumbing throughout
- **Energy Star** rated dishwasher
- **96% rated efficiency gas furnace**
- All homes are **A/C ready**
- Programmable thermostat
- All Stafford Homes are **solar ready**
- Energy Star rated windows with an average U rating of .28 or less for **15% saving** in heat and cooling loss
- Energy-efficient **LED & CFL** fixtures for substantial savings and long operational life spans

EXTERIOR HOME FEATURES:

- Home Plan styles include Farm, Modern Farm, Craftsman and Modern with floorplans of ranch, master-on-Main, and two-story homes ranging in size from 1300-2800 SF
- Designer paint combinations to enhance the home elevation and showcase materials
- Pre-primed **HardiePlank® Lap Siding** and **Hardie Trim® Boards** with 30-year limited warranty
- Cultured stone accents on many plans
- Durable fiberglass exterior doors
- Front and rear electrical outlets and hose bibs
- Low maintenance front yard landscaping with **sprinklers/irrigation**
- Exposed aggregate on patios and driveway
- Insulated garage door with (1) opener included, plus (2) remotes

INTERIOR HOME FEATURES:


- **9' ceilings** on main floor
- Durable designer flooring Materials to choose from
- Oversized master bedrooms
- **Walk in closet** in master bedroom
- Gas fireplace with custom mantle and tile surround
- Stylish tile counter tops with designer accents in bathrooms & **quartz slabs** in kitchen
- **Designer finishes** on door and cabinet hardware
- **Designer finishes** on plumbing and light fixtures
- Mirrors and bath hardware in all baths
- **Tile walls in Master Shower** with fiberglass pan (*in 400 series*) or Fiberglass inset master shower (*in 300 Series- no tile walls in 300 Series*)
- Glass shower enclosure in master bathroom
- Luxurious moldings and trim throughout
- 2 panel **raised panel** smooth doors and closets
- Designer **dual tone** interior paint
- Finished & painted garage with **painted coating** on floor
- Stafford takes pride in being the **only builder that paints the garage floor** for a fresh smell, and convenience of move in so you don't have to do it later!

ELEGANT KITCHENS:

- **Quartz Slab** counter tops with designer deco and **full tile back** splash
- **Extensive cabinetry** with shaker style doors and choice of stain, or upgrade option to be painted
- Stainless steel gas range and microwave/hood combo
- Stainless steel **Energy Star** dishwasher
- Stainless steel undermount single-bowl sink
- Designer finishes on kitchen faucet complete with pull out sprayer
- Many plans with walk-in pantry
- Plumbed for ice maker

New Home REALTY

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