

ENERGY EFFICIENCY AND SECURITY:

- Energy Trust of Oregon (ETO) home with Energy Performance Score (EPS) **verified by third party** for performance and quality
- **Energy Star & Indoor AirPLUS** Certified
- **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 system (BIBS) exterior wall
- **R-38** floor insulation
- Ultra efficient **heat pump water heater**
- Low flush toilets and water efficient fixtures
- **PEX** plumbing throughout
- **Energy Star** rated dishwasher
- **96% rated efficiency gas furnace**
- Programmable digital/smart 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 homes ranging in size from 1,400-1,700 SF
- Designer paint combinations to enhance the home elevation and showcase materials
- Pre-primed **lap siding** and **boards** with 30-year limited warranty
- 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 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
- Glass shower enclosure in master bath
- Full wood wrap windows on 1st floor, sill apron on 2nd floor, and moldings and trim throughout
- **Raised panel** smooth interior doors
- Designer **two tone** interior paint
- Finished & painted garage with **painted coating** on floor
 - Stafford Homes takes pride in being the **only builder that paints the garage floor** for a fresh look, 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



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