STAFFORD STANDARDS | PRINGLE CREEK

LEED CERTIFIED COMMUNITY & LEED CERTIFIED HOMES!

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
- Energy Star rated windows with an average U rating of .28 or less for **15% saving** in heat and cooling loss
- Energy-efficient **LED** fixtures for substantial savings and long operational life spans
- 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 dried lumber to **control moisture** during construction
- 2x6 exterior **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
- High efficiency electric heat pump hot water heater **or tankless water heater** *(per plan/no gas)*
- Low flush toilets and water efficient fixtures
- **PEX** plumbing throughout
- **Energy Star** rated appliances
- High efficiency heat pump or mini split *(plan dependent)*
- All homes include **A/C**

EXTERIOR HOME FEATURES:

- Exterior home styles include Farmhouse and Modern. Floor plans ranging from single level, master-on-main, three-story homes. Home square footages beginning at 500 SF.
- Designer paint combinations to enhance the home elevation and showcase materials
- Pre-primed **lap siding** and **boards** with 30-year limited warranty
- Cultured stone accents on many plans
- Durable fiberglass exterior doors
- Front and rear electrical outlets and hose bib
- Low maintenance landscaping
- Broom finished patios and driveways (where applicable)
- Insulated garage door with 1 opener & 2 remotes *(plan dependent)*

INTERIOR HOME FEATURES:

- **9' ceilings** on main floor *(plan dependent)*
- Electric vehicle charging station ready
- **Fire Sprinklers**
- Durable designer flooring Materials to choose from
- Stylish tile counter tops with designer accents in bathrooms & **quartz slabs** in kitchen
- **Designer finishes** on door and cabinet hardware
- **Designer finishes** on plumbing fixtures & light fixtures
- Mirrors and bath hardware in all baths
- Glass shower doors in master bath
- Luxurious moldings and trim throughout
- Each home layout designed intentionally to maximize livable space and storage throughout
- Designer **two tone** interior paint
- Finished & painted garage with **painted coating** on floor *(if plan includes a garage-some do not)*

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 appliances & microwave/hood combo *(plan dependent)*
- Stainless steel **Energy Star** appliances
- Stainless steel undermount single-bowl sink
- Designer finishes on kitchen faucet complete with pull out sprayer
- Plumbed for ice maker *(dependent on plan)*

All Stafford Standards Only Apply to homes built after 12/31/2020

New Home REALTY

Exclusively Marketed by Airika Waible

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STAFFORD HOMES & LAND Learn more about our homes at StaffordHomes.com

Specifications, pricing, finish and designs subject to change without notice. Features, trim, details and elevations will vary from artist rendering and marketing plan. Materials subject to market fluctuations, supplier availability and product cycles, which may require substitution of equal to or better than items solely at the discretion of the builder. CCB204299 REV 11/22/21

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LEED CERTIFIED COMMUNITY & LEED CERTIFIED HOMES!

LEED FOR RESIDENTIAL DESIGN AND CONSTRUCTION

- Homes are the most important places in our lives. LEED certified green homes use less energy and fewer resources and are healthier for you and your family

CERTIFICATION LEVELS

- **LEED Certified™:** 40-49 points earned
- **LEED Silver®:** 50-59 points earned
- **LEED Gold®:** 60-79 points earned
- **LEED Platinum®:** 80+ points earned

LEED-CERTIFIED HOMES ARE DESIGNED TO PROVIDE:

- **Clean** indoor air and ample **natural** light and to use safe building materials to ensure our comfort and good health
- Using the strategies outlined in LEED, homeowners are having a **net-positive impact** on their communities
- **Resilient** in adverse conditions and developed with design planning for potential impacts of catastrophic weather
- **Health:** LEED homes are designed to maximize indoor fresh air and minimize exposure to airborne toxins and pollutants, making it healthier and more comfortable
- **Savings:** LEED homes use less energy and water, which means lower utility bills and friendlier to the environment
- On average, certified homes use **20 to 30 percent less** energy than non-green homes, with some homes saving up to **60 percent**
- **Value:** With proper planning, LEED homes can be built for the same cost as non-green homes
- LEED homes can qualify for **discounted** homeowner's insurance, tax breaks and other incentives
- In many markets, certified green homes are now **selling quicker** and for more money than comparable non-green homes

FOR BETTER HOMES, ACCOUNTABILITY MAKES A DIFFERENCE THROUGH:

- **Integrity** of green building commitments
- **Ensuring** project teams are delivering on design plans and goals
- **Third-party** validation helps guarantee that each project saves energy, water and other resources
- **Reducing** overall environmental impact

INTEGRATIVE PROCESS

- Integrative Process ..... *Possible 2 Pts*

LOCATION AND TRANSPORTATION

- Floodplain Avoidance ..... *Required*
- LEED for Neighborhood Development ..... *Possible 10 pts*
- Site Selection ..... *Possible 6 pts*
- Compact Development ..... *Possible 1 pts*
- Community Resources ..... *Possible 1 pts*
- Access to Transit ..... *Possible 2 pts*

SUSTAINABLE SITES

- Construction Activity Pollution Prevention ..... *Required*
- Heat Island Reduction ..... *Possible 1 pts*
- Rainwater Management ..... *Possible 2 pts*
- Nontoxic Pest Control ..... *Possible 2 pts*

WATER EFFICIENCY

- Water Use & Water Metering ..... *Required*
- Total Water Use ..... *Possible 15 pts*
- Indoor Water Use ..... *Possible 11 pts*
- Outdoor Water Use ..... *Possible 4 pts*

ENERGY & ATMOSPHERE

- Minimum Energy Performance & Energy Metering.... *Required*
- Education of Homeowner, Tenant, or Bldg. Mgr. . *Required*
- Annual Energy Use ..... *Possible 36 pts*
- Efficient Hot Water Distribution System ..... *Possible 2 pts*
- HVAC Start-Up Credentialing ..... *Possible 1 pt*
- Refrigerant Management ..... *Possible 1 pt*

MATERIALS & RESOURCES

- Certified Tropical Wood & Durability Management.... *Required*
- Durability Management & Verification ..... *Possible 3 pts*
- Environmentally Preferable Products ..... *Possible 5 pts*
- Construction Waste Management ..... *Possible 2 pts*
- Material-Efficient Framing ..... *Possible 2 pts*

INDOOR ENVIRONMENTAL QUALITY

- Ventilation & Combustion Venting ..... *Required*
- Garage Pollutant Protection & Radon-Resistant .. *Required*
- Air Filtering & Compartmentalization..... *Required*
- Enhanced Ventilation ..... *Possible 3 pts*
- Contaminant Control ..... *Possible 3 pts*
- Balancing of Heating & Cooling Distribution Systems .. *Possible 6 pts*
- Low-Emitting Products ..... *Possible 4 pts*

INNOVATION

- Preliminary Rating ..... *Required*
- Innovation ..... *Possible 5 pts*
- LEED Accredited Professional ..... *Possible 1 pt*

REGIONAL PRIORITY

- Regional Priority ..... *Possible 4 pt*

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