ENERGY STAR

STAFFORD HOMES & LAND INC
The artist rendering is a preliminary illustration. Actual finish and trim will vary, shown for reference only

ORCHARD GLEANNS

1774 SE Academy St $369,900
3 Bed, 2.5 Bath, 2,051 sf, 3-car garage, den

This spacious master-on-main craftsman has a great floor plan with den/flex room, loft, amenities and storage galore. Slab granite counters in kitchen with full back splashes and island. Covered entry, covered back patio. Carpet, vinyl and laminate wood flooring throughout. Vaulted master and great room. Large walk-in closet, stainless steel finish appliances. Cozy gas fire place. Landscaped front yard w-timer controlled sprinkler, backyard is fenced and gated. **Energy Star®** certified.

Features include: EPS energy efficiency scoring, built-in microwave, built-in dishwasher, disposal, gas appliances, island, free-standing range, **Energy Star®** appliances, granite, stainless steel appliances, gas fireplace insert.

3 Bed, 2.5 Bath, 2,051 sf, 3-car Gar. Lot 35 / Prop Type: Detached / ML#18561041 / Whitworth Elem / Lacreole Mid / Dallas High / BI-MICO / DW / DISP / GAS-RNG / SSAPPL / 95+ GAS-FOR-AIR / GAS-FPLC / LAM-FL / VINYL-FL / WW-CARP / COV-ENTRY / E-STAR

Sample photos from one of our completed homes. Actual finish will vary, shown for reference only

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REALTY

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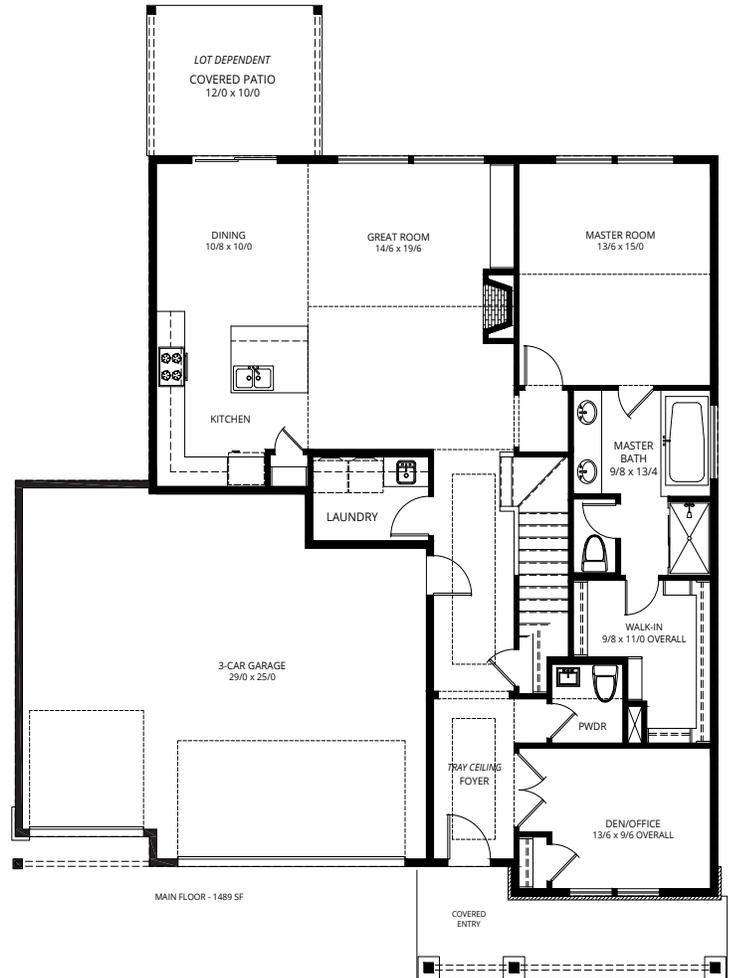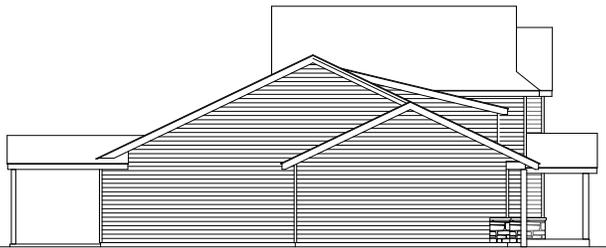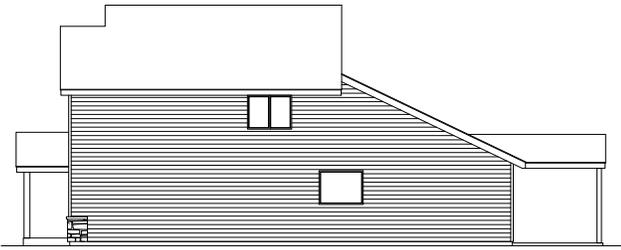**Airika Waible**, Principal Broker
Licensed in Oregon

www.**newhomerealty**.com

Orchard Gleanns | Lot 35 Floor plan

3 Bed, 2.5 Bath, 2,051 sf, 3-car garage

Lot 35 - elevation / floor plan drawings

ORCHARD GLEANNS

LOT DEPENDENT
COVERED PATIO
12/0 x 10/0

DINING
10/8 x 10/0

GREAT ROOM
14/6 x 19/6

MASTER ROOM
13/6 x 15/0

KITCHEN

MASTER BATH
9/8 x 13/4

LAUNDRY

WALK-IN
9/8 x 11/0 OVERALL

3-CAR GARAGE
29/0 x 25/0

PWDR

TRAY CEILING
FOYER

DEN/OFFICE
13/6 x 9/6 OVERALL

MAIN FLOOR - 1489 SF

COVERED ENTRY

EPS™ IS AN ENERGY PERFORMANCE SCORE that measures and rates the net energy consumptions and carbon footprint of a newly constructed home. The lower the score, the better — a low EPS identifies a home as energy efficient with a smaller carbon footprint and lower energy costs.

THIS HOME: Estimated average energy cost per month: Electric $55, Natural Gas $18 (Estimated Energy Cost calculated using $0.11 per kWh and $0.91 per therm)

ENERGY-EFFICIENT FEATURES that contribute to this home's score:
· Insulated Ceiling: R-49 Efficient Windows: U-0.3 Space Heating: 95.0 % AFUE Furnace
· Insulated Walls: R-23 Efficient Lighting: Envelope Tightness: 3.0 ACH @ 50Pa
· Insulated Floors: R-30 Water Heater: Heat Pump 3.5 EF

STAFFORD
HOMES & LAND LLC

Stafford Homes and Land | Crafting Elegantly Efficient Homes   staffordhomesandland.com

EPS

EnergyPerformanceScore

brought to you by **EnergyTrust of Oregon**

EPS is a tool to assess a home's energy cost and carbon footprint.

EPS™ is an energy performance score that measures and rates the net energy consumptions and carbon footprint of a newly constructed home. The lower the score, the better — a low EPS identifies a home as energy efficient with a smaller carbon footprint and lower energy costs.

Location
1774 SE Academy St
Dallas, OR 97338

YEAR BUILT: 2019
SQ. FOOTAGE: 2,051
EPS ISSUE DATE: None
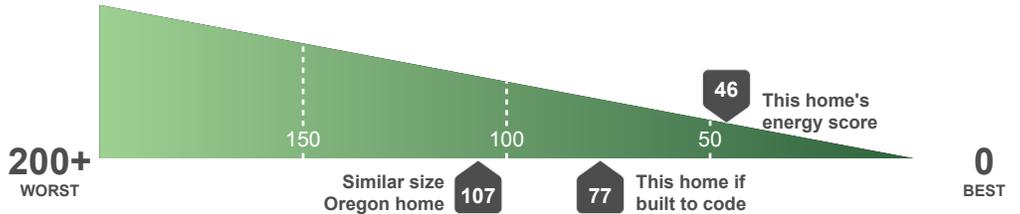**RATED BY:** Moffet Energy Modeling
CCB #: None

Utilities:
Gas: NW Natural Gas
Electric: Pacific Power

Estimated Monthly Energy Costs

$72*

Estimated average annual energy costs:

$869*

Estimated average energy cost per month: Electric $55, Natural Gas $18
Estimated Energy Cost calculated using $0.11 per kWh and $0.84 per therm

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ENERGY SCALE:

Based on home energy use of natural gas, electricity, or energy generated from an installed renewable system.

Energy Score

46

200+
WORST

150
100
46 This home's energy score
50
0
BEST

Similar size Oregon home **107**
77 This home if built to code

Estimated total annual gross energy usage: Electric (kWh): 5,895, Natural Gas (therms): 255
Estimated average annual energy generation: No system
Estimated average net energy usage: Electric (kWh): 5,895*, Natural Gas (therms): 255

CARBON FOOTPRINT:

Measured in tons of carbon dioxide per year (tons/yr). One ton ≈ 2,000 miles driven by one car (typical 21 mpg car).

30+
tons/yr
WORST

This home's carbon footprint **4.6**

0
tons/yr
BEST

Similar size Oregon home **9.6**
7.4 This home if built to code

Estimated average carbon footprint: Electric (tons/yr): 3.2, Natural gas (tons/yr): 1.4

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*Actual energy costs may vary and are affected by many factors such as occupant behavior, weather, utility rates and potential for renewable energy generation. A home's EPS takes into account the energy-efficient features installed in the home on the date the EPS was issued, but does not account for occupant behavior.

PRELIMINARY

EnergyTrust
of Oregon

EPS
EnergyPerformanceScore
brought to you by Energy Trust of Oregon

EPS is a tool to assess a home's energy cost and carbon footprint.

+ Energy-efficient features that contribute to this home's score:

Insulated Ceiling: R-55   **Efficient Windows:** U-0.27   **Space Heating:** 96.5 AFUE Furnace

Insulated Walls: R-23   **Efficient Lighting:** 100.0 %   **Envelope Tightness:** 2.29 ACH @ 50 Pascals

Insulated Floors: R-30   **Water Heater:** 3.4 EF

What was considered in developing this score?
A home's EPS is based on the energy-efficient features listed above as well as the home's size and specific design. Improvements and updates made to the home after the issue date will impact its EPS. EPS does not factor in occupant behavior, and as a result, actual energy costs may vary.

USEFUL TERMINOLOGY

Energy-efficient features
R-Value: Rates the efficiency of insulation; a higher R-Value signals improved performance of floor, ceiling and wall insulation.

U-Value: Indicates the rate of heat loss in windows; a lower U-Value demonstrates the effectiveness of a window, resulting in a more comfortable home.

ACH @ 50Pa: Total air changes per hour at 50 pascals; a low number signifies a properly-sealed home with fewer air leaks.

EF: Energy Factor for water heaters or appliances; the higher the EF, the more energy efficient the model.

Energy Score
A home's EPS is shown on an energy scale that ranges from zero to 200+ and is based on home energy use of natural gas, electricity, or energy generated from an installed renewable system.

Carbon footprint:
A home's energy consumption affects carbon emissions and impacts the environment. The carbon calculation for EPS is based on emissions from the utility-specific electricity generation method and natural gas consumption of the home at the time of this report.

Similar size Oregon home
Energy: The energy consumption of an average Oregon home of similar square footage, heating type and geographical region.

Carbon: The carbon footprint of an average Oregon home of similar square footage, heating type, geographical region and utility mix.

This home if built to code: The estimated annual energy and carbon use for this home if it was just built to the minimum standards allowed under Oregon code at the time of construction without energy-efficient features installed.

Brought to you by Energy Trust of Oregon
Energy Trust developed EPS to educate about energy efficiency and provide a tool to help inform home-buying decisions.

For more information about EPS, contact Energy Trust at **1.866.368.7878** or visit **www.energytrust.org/eps**.

EnergyTrust
of Oregon