



Orchard Gleanns | Standard Features

Energy Efficiency and Security:

- Energy Trust of Oregon (ETO) home with Energy Performance Score (EPS) verified by third party for performance quality
- Low monthly electricity costs
- Moisture content **certified** with certificate from third party testing company
- 2x6 Exterior **double wall** construction
- Air sealing to reduce building air leakage resulting in 2.5-4.0 air changes/hour (ACH)
- **R-49** ceiling insulation
- **R-23** blown in blanket (BIBS) exterior wall
- **R-30** floor insulation
- Ultra efficient **heat pump water heater**
- Low flush toilets and water efficient fixtures
- Non-Metallic PEX plumbing throughout
- **Energy Star** rated dishwasher
- High-efficiency **95% gas furnace**, A/C ready
- Programmable thermostat
- **Energy Star** rated windows with a U rating of .3 for a 15% savings in heat and cooling loss.
- We install energy-efficient **LED & CFL** lamps in the fixtures that can accommodate them, for substantial savings and long operational life spans

Exterior Home Features:

- Craftsman style plans ranging from 1700-2383 sf
- Three color paint combination to enhance the home elevation and showcase materials
- 2 Hose bibs, one front, one back
- Pre-primed **HardiePlank® Lap Siding** and **Hardie Trim® Boards** with 25 year warranty
- **Cultured stone** accents on many plans
- Durable fiberglass exterior doors
- Front and rear electrical outlets
- Low maintenance front yard and rear yard landscaping with **sprinklers/irrigation**
- Exposed aggregate concrete on patios and driveway
- Insulated garage door with (1) opener included with (2) remotes
- Fully-fenced back yard with gate

Interior Home Features:

- 9' ceilings on main floor
- Flooring is pre-finished laminate hardwood, carpet and vinyl.
- Oversized master bedroom with tray ceiling on most plans.
- Walk in closet in master bedroom
- Gas fireplace w-custom mantle and tile surround
- Stylish tile counter tops with designer accents in bathrooms. **Granite slab** in kitchen.
- **Brushed nickel** door and cabinet hardware
- Brushed nickel plumbing and light fixtures
- Mirrors and bath hardware in all baths
- Glass shower enclosure in master bath
- **Craftsman-style** moldings and trim throughout
- 2 panel raised panel smooth doors and closets
- Quality **two-tone** interior paint
- Pre-plumbed for whole house vacuum system
- Textured & painted garage w-**Epoxy Coating** on floor

Elegant Kitchens:

- **Granite Slab** counter tops with designer deco and **full back splash**
- Extensive cabinetry with shaker style doors and choice of stain.
- Stainless steel gas range and OTR microwave
- Stainless steel Energy Star dishwasher
- Stainless steel undermount single-bowl sink
- Brushed nickel faucet with **pull out sprayer**
- Many plans with walk-in pantry

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