



Vineyard Estates | New Home 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 natural gas and 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-38** floor insulation
- 95% or better AFUE- high efficiency furnace
- All ductwork is sealed and tested for leaks and is installed in heated space for efficiency most plans
- Pre plumbed and wired for a/c ready
- Whole house exhaust ventilation system via quiet fans
- Ultra efficient **heat pump water heater**
- Low flush toilets and water efficient fixtures
- Non-Metallic **PEX** plumbing throughout
- **Energy Star** rated dishwasher
- 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** lamps in fixtures that can accommodate them, offering substantial savings and long operational life spans.

Exterior Home Features:

- Craftsman and Modern style home plans ranging from 2200-3200sf
- 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
- **Covered rear patio** and porch most plans
- Low maintenance front yard landscaping with **sprinklers/irrigation**
- Exposed aggregate concrete on patios and driveway
- Insulated garage door with (1) opener included with 2-Remotes
- Man door from garage to exterior for convenience on most plans.

Interior Home Features:

- 9'-10' ceilings on main floor, plan dependent
- Pre-finished laminate **hardwood flooring** on most of the main floor
- Oversized master bedroom with tray ceiling or vault most plans.
- Walk in closet in master bedroom
- 36" gas fireplace with 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
- Master baths feature tile floors and shower walls
- Pre-plumbed for whole house vacuum system
- Fire taped and primed garage with **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 wood style.
- Stainless steel range and microwave
- Stainless steel Energy Star dishwasher
- Stainless steel double bowl sink
- Brushed nickel faucet with **pull out sprayer**
- Many plans with walk-in pantry

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