ENERGY STAR

STAFFORD HOMES & LAND

Whispering Winds

1322 Big Mountain Ave S $440,900
4 Bed, 2 Bath, 2031 sf, 3-car garage ranch

Desirable & modern single level ranch. Open great room-dining-kitchen-foyer area and generous bedrooms, plus a 3-car garage. Quartz kitchen counters with full back splashes and island. Covered entry and back patio. Smart flooring selections in hardwood plank, Green Label® certified carpet and designer vinyls. Tray ceilings in great room and master. Stainless finish appliances, tile-faced gas fire place. Fully landscaped with timer controlled sprinkler, fence/gate. Energy Star® certified.

Features include: EPS energy efficiency scoring, Epoxy-coated garage floor, Glass shower enclosure in master, Gas fire place, 96% High-efficiency furnace, EPA Air-Plus® certified, Soaker tub, Landscaped, Sprinkler system with timer, Solar-ready panel.

4 Bed, 2 Bath, 2031 sf, 3-car Gar. Lot 27 / Prop Type: Detached / ML# 19375651 / Candalaria Elem / Crossler Mid / South Salem High / BI-MICO / DW / DISP / GAS-RNG / SSAPPL / 96+ GAS-FOR-AIR / GAS-FPLC / LAM-FL / VINYL-FL / WW-CARP / COV-ENTRY
1322 S Big Mountain Ave, Salem OR 97306

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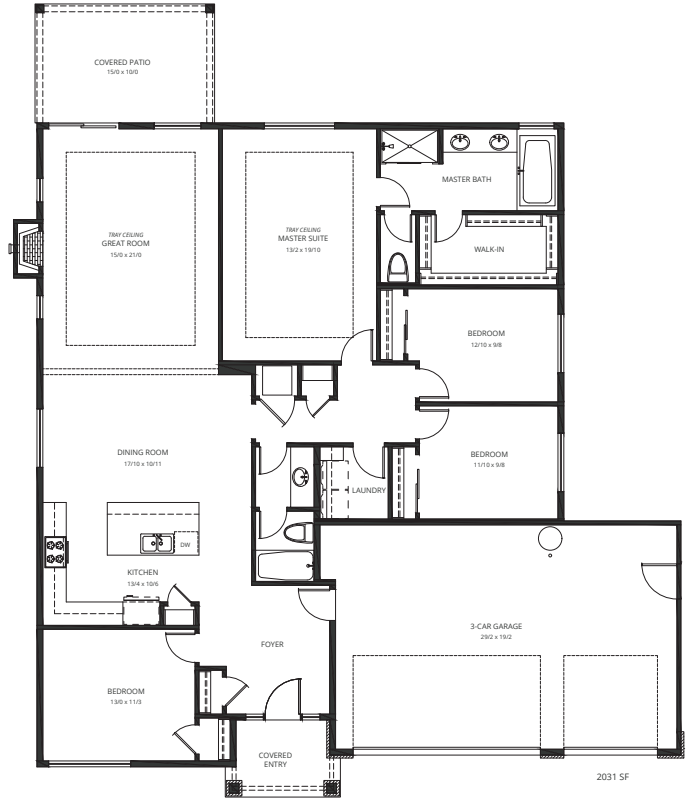www.**newhomerealty**.com

Lot 27 - elevation / floor plan drawings

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 $60, 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: 96.0 % 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

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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
1322 Big Mountain Ave S
Salem, OR 97031

YEAR BUILT: 2018
SQ. FOOTAGE: 2,031
EPS ISSUE DATE: None
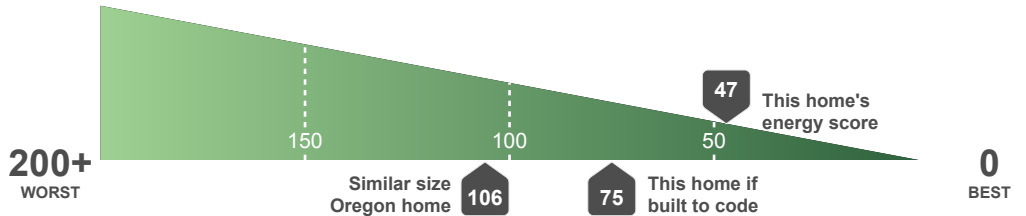**RATED BY:** Moffet Energy Modeling
CCB #: None

Utilities:
Gas: NW Natural Gas
Electric: Portland General Electric

Estimated Monthly Energy Costs

$78*

Estimated average annual energy costs:

$934*

Estimated average energy cost per month: Electric $60, Natural Gas $18
Estimated Energy Cost calculated using $0.11 per kWh and $0.91 per therm

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

Energy Score

47

200+
WORST

150   100   50   **0** **BEST**

47 This home's energy score

Similar size Oregon home **106**

75 This home if built to code

Estimated total annual gross energy usage: Electric (kWh): 6,450, Natural Gas (therms): 240
Estimated average annual energy generation: No system
Estimated average net energy usage: Electric (kWh): 6,450*, Natural Gas (therms): 240

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 **4.8**

0
tons/yr
BEST

Similar size Oregon home **9.4** **7.4** This home if built to code

Estimated average carbon footprint: Electric (tons/yr): 3.4, Natural gas (tons/yr): 1.4

*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

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

Insulated Ceiling: R-49

Insulated Walls: R-23

Insulated Floors: R-30

Efficient Windows: U-0.3

Efficient Lighting: 100.0 %

Water Heater: Heat Pump 3.2 EF

Space Heating: 96.0 % AFUE Furnace

Envelope Tightness: 3.0 ACH @ 50Pa

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**.