



**STAFFORD**  
HOMES & LAND

The artist rendering is a preliminary illustration. Actual finish and trim WILL vary, shown for reference only

**BAKER CREEK**

## 1696 NW Nolan St     \$589,900

4 Bed, 2.5 Bath, 2327 sf, 2-car garage, PLUS 462 sf ADU

This stunning Master on Main home offers an open great room with built-ins, gas fire place, dining nook, open vault foyer, formal dining, den/flex room and storage. Quartz counters in kitchen w-full back splashes. French doors lead to open back patio. Smart laminate wood, Green-label® certified carpet and vinyl flooring. Stainless finish appliances, fine details and trims. The ADU has a covered porch, 1 bedroom, full kitchen and abundant charm! Front landscaped w-timer controlled sprinkler, fenced and gated back yard. Energy Star® certified.

**Features include:** EPS energy efficiency scoring, Coated garage floor, Glass shower enclosure in master, Gas fire place, 96% High-efficiency furnace, Quartz slab counter, Landscaped yard, Sprinkler system with timer. Solar-ready panel, Zero-step entry.

4 Bed 2.5 Bath, 2327 sf + 462 sf ADU=2789 sf total, 2-car Garage  
Lot 36 / Property Type: Detached / ML# 19030670 / Memorial Elementary / Duniway Mid / McMinnville HS / BI-MICO / DW / DISP / GAS-RNG / SSAPPL / 96+ GAS-FOR-AIR / GAS-FPLC / LAM-FL / VINYL-FL / WW-CARP / COV-ENTRY / SOLAR RDY



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



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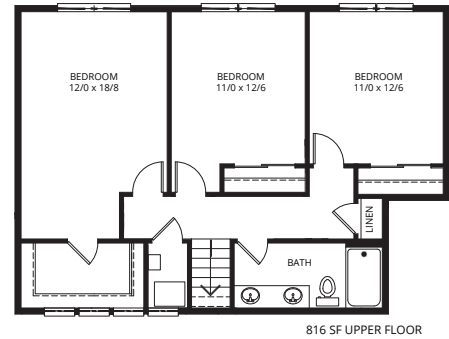
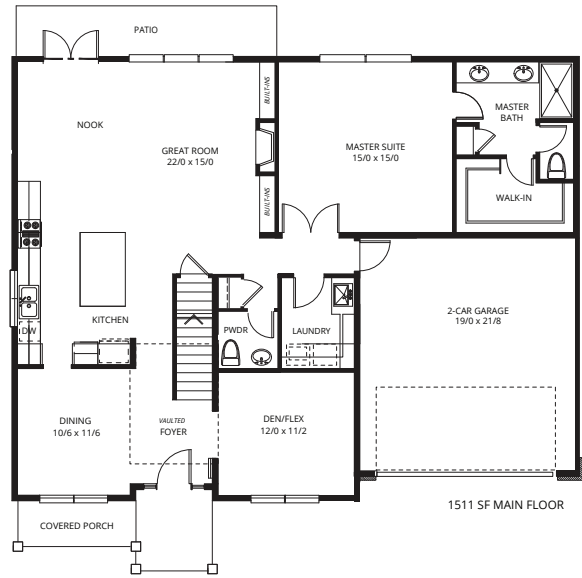




## Baker Creek | Lot 36 Floor plan

4 Bed, 2.5 Bath, 2327 sf, 2-car garage, PLUS 462 sf ADU

Lot 36- main home elevation / floor plan drawings + ADU



**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 / smaller carbon footprint and lower energy costs. **THIS HOME:** Est average energy cost per month: Electric \$73, Natural Gas \$16 (Estimated Energy Cost calculated using \$0.11 per kWh and \$0.91 per therm)

**ENERGY-EFFICIENT FEATURES** that contribute: Insulated Ceiling: R-60 / 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 3.2 EF



Stafford Homes and Land | Crafting Elegantly Efficient Homes

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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. REV. 6/10/2019



**PLEASE NOTE:**  
This energy performance score does not include the ADU

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**  
1696 NW Nolan St  
McMinnville, OR 97128

**YEAR BUILT:** 2019  
**SQ. FOOTAGE:** 2,327  
**EPS ISSUE DATE:** None  
**RATED BY:** Moffet Energy Modeling  
**CCB #:** None

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

**Estimated Monthly Energy Costs**

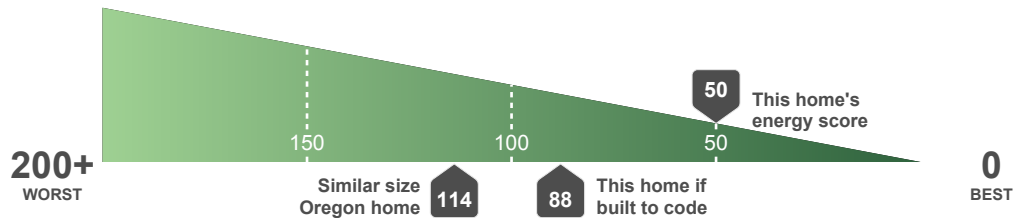
**\$89\***

Estimated average annual energy costs:  
**\$1,069\***

**Estimated average energy cost per month:** Electric \$73, Natural Gas \$16  
Estimated Energy Cost calculated using \$0.12 per kWh and \$0.83 per therm

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

**Energy Score**  
**50**



**Estimated total annual gross energy usage:** Electric (kWh): 7,345, Natural Gas (therms): 238  
**Estimated average annual energy generation:** No system  
**Estimated average net energy usage:** Electric (kWh): 7,345\*, Natural Gas (therms): 238

**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).



**Estimated average carbon footprint:** Electric (tons/yr): 4.0, 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**





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-49    Efficient Windows: U-0.26    Space Heating: 96.0 AFUE Furnace
- Insulated Walls: R-23    Efficient Lighting: 100.0 %    Envelope Tightness: 2.5 ACH @ 50 Pascals
- Insulated Floors: R-38    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](http://www.energytrust.org/eps).

