

M23 INCLUDED FEATURES

Energy Efficient Features

- 95% forced air gas furnace with 7 day programmable digital thermostat
- High-efficiency vinyl windows outperform standard code. They reduce heat loss in the winter and heat gain in the summer by use of a Low-E coating, inert Argon gas
- House tightening measures help ensure the energy performance by reducing air infiltration in the thermal shell. This is done by sealing areas such as plumbing and electrical penetrations, caulking along the top and bottom exterior wall connections and spraying foam inside the rim joists
- Polar Blanket Insulation: this blown-in wall insulation fills wall cavities completely, including the areas around pipes, cables, and outlets where traditional standard insulation cannot
- High-efficiency gas tankless water heater- hot water, only when you need it
- High-efficiency lighting- 100% of the sockets in these homes feature LED lighting, lasting at least 10x longer than incandescent bulbs and using up to 75% less energy
- GE ENERGY STAR Qualified Dishwashers use 25% less energy and save about 1,000 gallons of water annually compared to a conventional model
- Energy Performance Scores (EPS) by the Energy Trust of Oregon give homebuyers a way to compare based on utility costs and the environmental impact of the home. It also gives homebuyers a sense of how many energy upgrades were made to the house beyond what Oregon energy code requires and how the home will compare to an average home built in Oregon

Healthy Indoor Air

- Sherwin Williams Certified Indoor Paints have almost no volatile organic compounds (VOC) to off-gas during the curing process. This improves indoor air quality both during the construction process and after it is complete. Sherwin Williams' paints are certified by an independent organization to meet requirements for product and company environmental responsibility

Resource Efficiency & Environmental Responsibility

- Low-VOC exterior paint reduces air contamination caused by release of volatile organic compounds
- Low-VOC adhesives and or caulking helps maintain indoor air quality by reducing off-gassing of volatile organic compounds in the home
- Medium-Density Fiberboard (MDF) casework is made from recycled construction materials and bonded together with low toxic adhesive. It also has lower impact on forest timber
- Vented Rain Screen is a method for siding installation that includes an air cavity drainage plane under the siding. This is the premier engineered weather resistive system for buildings in our climate. This system reduces requirement for caulking as a weather barrier
- James Hardie Fiber Cement Siding drastically reduces the demand on forest products by developing recycled materials into a sustainable product
- Composite Engineered Wood flooring support is made from recycled wood, short-growth forests and off-cuts from the milling process. These materials dramatically reduce the demand on forest timber and eliminate many natural-wood problems
- Stockpiled Dirt Protection prevents dirt and erosion during construction and preserves valuable topsoil for future re-vegetation of the site

Premium Construction Features

- Kiln dried lumber, moisture tested
- Low maintenance, Hardie-Plank primed siding with 30 year warranty
- Milgard high-efficiency vinyl windows in bronze color
- Mid-century modern style wood front door
- Satin nickel entry set and deadbolt
- 2x6 framing double wall construction
- Floor system is over engineered by 25% to reduce sound transmission and limit vibration for a quieter, more solid feeling

Living Green

- ENERGY STAR certified home
- Low-VOC adhesive, caulking, and paint
- Quartz and tile countertops reduce off-gas
- LED light bulbs and fixtures throughout the home
- Argon gas filled windows with low-E coating
- High-efficiency tankless water heater
- Vented Rain Screen siding to prevent moisture intrusion
- BlockIt Home Wrap to keep the house air and water tight
- GE ENERGY STAR dishwasher
- Premium insulation system exceeds standard code requirement; including blown-in Polar Blanket insulation in the walls
- R-49 ceiling insulation (code = R38)
- R-23 exterior wall insulation (code = R21)
- R-30 under floor insulation (code = R30)

Distinctive Exteriors

- Modern style architecture
- Brushed concrete driveways and walks
- 300+ square foot brushed concrete patio*
- Professionally landscaped with drip irrigation
- Two hose bibs- garage side and patio
- 6' stained fence on back and sides with one gate

Richly Detailed Interior Finishes

- Designer selected interior finishes packages
- Hardwood floors in all main floor living areas
- Door casings wrapped in 3^{1/4}" millwork, 3^{1/4}" base molding
- Security system
- USB plug in kitchen

Modern Kitchens

- Kitchen layouts professionally designed
- Hardwood floors
- Ceiling height European style stained cabinets
- Stainless steel sink under-mounted with single handle stainless pull-out faucet/sprayer
- Convenient under-cabinet lighting
- 1/2 horsepower garbage disposal
- Ice maker water source in refrigerator space

Elegant Master Suites

- Designer quartz countertops and backsplash
- 36" wood cabinets
- Chrome plumbing faucets and accessories
- Chrome lighting
- Glass enclosed shower with mudset tile and designer selected tile walls and rain can
- Easy clean tile floors throughout bathroom
- Private water closet with low flow toilet
- Designer carpet with 8lb. pad
- Spacious walk-in closets with built-in shelving