

Karuk Tribe Housing Authority

Tenant Care and Comfort Handbook

Karuk Homes I
Yreka, California



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The Karuk Tribe Housing Authority is committed to providing healthy, affordable, and resource efficient housing to its community. KTHA will be responsible for maintaining the house; however,

It's Up to You ...

... the Tenant, to be responsible for taking care of your home.

Karuk Tribe Housing Authority
KTHA Tenant Relations Officers
(530) 842-1644

Before we introduce you to the energy and water saving appliances and fixtures that have been installed in your home, or the additional features that have been designed and built into your home to enhance your overall living experience, we'd first like to briefly address something that can save your life, and the lives of your family members.

Personal Life Safety Devices

Smoke and Carbon Monoxide Alarms ...

Each home is equipped with combination smoke and carbon monoxide alarms.

The alarms are installed in each bedroom and every hallway of the home, and in the living room / dining area of homes where there is a change of more than 2 feet between the angle (slope) of the ceiling in the hallway and the slope of the ceiling in the living room.

It's important that you know ...

Smoke Alarm

Smoke alarms monitor the air for products of combustion that are produced when something is burning or smoldering. When smoke particles in the smoke sensor reach a specified concentration, the alarm will sound, and a red LED light will flash.

Life safety from fire in a home is based on early notification to the occupants of the need to escape, and a prompt exit to safety.

Carbon Monoxide Alarm

Carbon monoxide (CO) is an odorless, tasteless, colorless, and poison gas that can be fatal when inhaled. CO restricts the blood's capacity to carry oxygen.

Carbon Monoxide alarms monitor the air for the presence of CO. It will alarm when there are high levels of CO present, and when there are low levels of CO present over a longer period of time. When levels of carbon monoxide are present in either of these situations, the alarm will sound, and a red LED light will flash.

The back-up tankless water heater is the only gas using appliance installed in your home.

- Tenant Quality Assurance Tips:*
- ◆ Please take a few minutes to thoroughly read through the User Guide.
 - ◆ Verify the alarm and LED lights operation by pushing the test/reset button *once a week*.
 - ◆ Teach children how to respond to the alarms, and that they should never play with the unit.
 - ◆ Avoid spraying air fresheners, hair spray, or other aerosols near the Smoke/CO Alarm.
 - ◆ Alarms must be checked on a consistent basis to ensure that they will function properly at the time when you need them most.
 - ◆ Never Ignore The Alarm!



Let's Take a Quick Tour ...

Insulating Comfort ...

Each home has above average insulation surrounding the entire building structure — the exterior walls, ceiling, and floor — which creates a thermal boundary against the movement of outside heat to the indoors during the summer, and it prevents the loss of heat during the winter ... insulating comfort 365 days a year!

Attic / Ceiling: R-38 (nearly 12 inches thick)
Exterior Walls: R-21 within the walls *plus* R-5 around the outside
Floors: R-19 (slightly more than 6 inches thick)



Insulation at the Vaulted Ceilings



Ceiling and Exterior Wall Insulation



R-5 Exterior Wall Rigid Foam Board

And, there's one more layer of insulating comfort... keep learning

Comfort that You Can See Through ...

The windows in each home are better than State requirements. Through double panes of glass they provide additional insulating properties during the winter months, and in the summer, they help to reduce the amount of heat entering the home from outside.

Window Energy Performance Properties:

	Your Windows	California Energy Code
U-Factor:	0.29	0.32
Solar Heat Gain Coefficient:	0.22	0.25



The Lower the U-Factor and SHGC number, the better the window performs.

U-Factor measures the rate of heat transfer and it tells you how well a window insulates.

Solar Heat Gain Coefficient (SHGC) measures the fraction of solar energy transmitted through a product. It tells you how well a window blocks heat caused by sunlight.

Tenant Quality Assurance Tips:

- Frame Cleaning**
- ◆ Only wash window frames with a mild, nonabrasive soap and water.
 - ◆ Never use abrasive or acidic cleaners as they might cause permanent damage to the frame's finish.
- Glass Care**
- ◆ Clean glass with a mixture of mild dish soap and water.
 - ◆ When finished, rinse completely with clear water and wipe dry with a soft cloth.

Occasional cleaning is necessary to ensure clarity and ongoing window performance!

Hard Surface Flooring ...

Flooring ... usually the first things toes touch in the morning. The hard surface flooring in your home can be easy to clean and it can reduce the capture of dirt and other tracked-in contaminants. And unlike carpet, the hard surface flooring material won't absorb allergens that can remain within carpet fibers for long periods of time.

By keeping to a regular, reasonable cleaning routine and by observing a few precautions, you can expect long term beauty, and comfort, from your floor.



Tenant Quality Assurance Tips:

- ◆ Do not use cleaning or polishing products that will harm the long-term performance of the floor and which may also affect its re-coat ability.
Don't Use: oil soaps, liquid or paste wax products, or other household cleaners that contain citrus oils, lemon oil, tung oil, silicon, or ammonia.
- ◆ Do not use 2-in-1 cleaners with polish that may contain acrylics or urethane polish to restore gloss as they can damage the floor's surface material.
- ◆ Sweep or vacuum regularly since built-up grit can damage the floor surface.
- ◆ Remove spills promptly using a soft cloth and the recommended cleaning product (see the Care and Maintenance Guide), and refrain from wet-mopping, damp-mopping, or cleaning your floor with water.
- ◆ Keep pets' nails trimmed and paws clean and free of dirt, gravel, grease, oil, and stains.
- ◆ Place protective felt pads beneath furniture legs and feet to reduce scratches and dents. Replace pads as needed.
- ◆ Refer to the Hard Surface Care and Maintenance guide for additional information

And underneath your flooring ...



more than 6 inches of insulation that helps keep you warm in the winter and cool in the summer

Warm and Cozy, Cool and Fresh ...

An electric heat pump is used to warm your home. You do not have a furnace. Heat Pumps use less energy than a furnace to heat air, and they use less energy to move the air throughout your home.

BUT, there's another very important difference - - with heat pumps, there's an extra setting on the thermostat. In addition to Cool, Off, and Heat, there's also a setting for Emergency Heat ("EmH").

The use of Emergency Heat is what costs people a lot of money.

Space Heating and Cooling Energy Performance Attributes:

	Your System	California Energy Code
Space Heating (Heat Pump): HSPF:	8.2	8.2
Space Cooling (Outdoor Condenser): SEER:	14.0	14.0
Air Filter Media's Minimum Efficiency Reporting Value	MERV 8	MERV 6
Air Distribution Duct Insulation:	R-8	R-8

A little background:

A heat pump can draw heat from the outside air down to temperatures as low as 32° F - - As it gets colder outside, the heat pump won't be able to pull enough heat out of the air to satisfy the heating needs of occupants. When this happens, it then turns on an electric resistance heater. This Electric Resistance Heat Strip comes on and goes off automatically as it is intended to provide a temporary boost to the Heat Pump's capacity so that it can meet the comfort requirements of the occupants.

"Emergency Heat" is a fixed setting that uses 100% electricity, the most expensive form of energy, to heat the entire house and it runs, and runs ... until you turn it off.



Tenant Quality Assurance Tips:

Refer to the Thermostat's Operating Manual for Programming Instructions

Money Saving Tips:

- ◆ During the heating season, keep the thermostat in the "Heat" setting. Recommended Heating Range: 70° – 72° F
- ◆ During the cooling season, keep the thermostat in the "Cool" setting. Recommended Cooling Range: 75° – 78° F
- ◆ Once the thermostat is set within your comfort range, leave it there.
- ◆ Check the air filters three times a season; heating and cooling season. Contact your Tenant Relations Officer for replacement as needed.
- ◆ **Do NOT use** the Emergency Heat ("EmH") setting unless it's really an emergency. For example, if the heat pump isn't working

Additional information about your Heat Pump's Thermostat is on page 5

Healthy Indoor Environment ...

Each home comes with an outdoor air vent which supplies the home with fresh, clean air ... every hour of the day. And, it comes with a continuously operating indoor air quality exhaust fan which removes indoor air pollutants.

- Tenant Quality Assurance Tips:*
- ◆ Don't smoke underneath or within 25 feet of the outside air vent.
 - ◆ Don't disconnect the exhaust fan in the laundry/mud room.



Outside Air Vent on the underside of the overhang (Cover is off to show the air filter inside)

Heat Pump: Cost-Effective Care and Operation ...

Understanding the Different Heat Pump Modes

Automatic Mode: Automatic mode is designed to keep the home within a 2-3 degree range of your heating and cooling temperature set points, year round. The problem with automatic mode is that it alternates between heating and cooling modes, regardless of season.

Heating Mode: Heating mode is intended to keep your home comfortably warm during the cold and winter periods. When in heating mode, it is important to make sure that the outdoor unit is clear of snow, especially the bottom of the unit because when the unit enters a defrost cycle, the snow/ice that melts will need somewhere to go.

Defrosting can happen once or twice an hour during the coldest days of the winter.

Cooling Mode: Cooling mode is intended to keep your home at a comfortable, cool temperature during the hot months. While the heat pump is in cooling mode, it should be constantly running so that it can remove moisture laden air from the house. (Hot air carries moisture within it).

When the heat pump is turned off and eventually turned back on, the unit has to work hard to catch up and remove all of the warm moist air from inside the home.

If one finds themselves getting too cold while using cooling mode, turn the thermostat setting up rather than turning the heat pump off.

Emergency Heat Mode (“EmH”) Emergency Heat mode should never have to be selected since the heat strip operates automatically. The “emergency” setting on your thermostat is for emergencies. It is designed to give you heat even if the Heat Pump is damaged or out of commission.

When Emergency Heat is engaged, your energy efficient Heat Pump will shut off and the house will be heated only by electricity. This will raise your heating bill.

Remember to only use the “emergency” setting if your Heat Pump has a real emergency.

Thermostat Operating Manual, Tab

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Practical Possibilities:

- During winter months, the outside condenser unit may occasionally have a frost or ice buildup. This is normal and temporary. If the ice or frost persists for more than an hour, contact your Tenant Relations Officer.
- A general recommendation is to leave the heat pump running 24/7 as this is the most efficient way of operating it. Heat pumps are intended to provide heat gradually, and they will keep your home at a consistent temperature.
- The air filters are designed to keep airborne particles from clogging the coils inside the heat pump. If the air filters become excessively dirty, the heat pump won't be able to move enough air through it, and it won't heat or cool your home properly.

Each air filter has a Minimum Efficiency Reporting Value of 8 (MERV-8). The filters will efficiently trap dust particles and other airborne contaminants. Filters should be checked regularly to ensure that their effectiveness is maintained.



Heat Pump Indoor Unit



Heat Pump Outdoor Condenser Unit

Optimizing Occupant Comfort ...

Supplemental Space Heating

Each home also comes with a sealed combustion chamber, wood burning stove which serves as a supplemental space heating source that is capable of heating the entire home while providing a decorative ambience to your living environment.

Due to the exactness of the stove's operation and the associated safety precautions, we refer you to the Owner's Manual which was placed with the stove upon move-in for detailed instructions on both the safe operation of the stove, and its proper care and treatment. The Manual also includes a list of what cannot be burned in the stove.



Wood Stove Owner's Manual, Tab

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Ceiling Fans

Each home also comes with ceiling fans installed in the major living area and each of the bedrooms. By circulating heated or cooled air around a room, fans are low-energy using mechanical devices that can provide additional occupant comfort.

Tenant Quality Assurance Tips:

- ◆ Keep the fan blades free of dust and other airborne particulates.
- ◆ During the warmer months, run the ceiling fan in the counterclockwise direction. This will move warm air up and away from occupants, creating a cooling effect. It may also help save money on electric bills by allowing for a slightly higher temperature setting on the thermostat.
- ◆ During the winter, run the ceiling fan at low speed in the clockwise direction. This will draw warm air down towards occupants as it circulates air through a room.
- ◆ Remember that a fan cools people, not rooms. Turn fans off when you leave a room to keep electricity costs down.



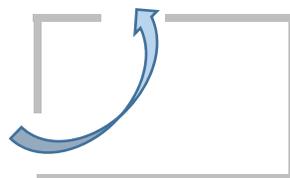
Natural Ventilation

Each home has been designed to optimize every opportunity to provide pathways for gentle winds to move through the home. Operable windows and doors are located on each side of the home. When they are strategically opened, they will enable outdoor air to naturally move through the home; replenishing the home with fresh air and maximizing the effect of free cooling.

Effective Cross Ventilation Strategies designed for your home include:



Two Openings – Same Wall



Two Openings – Adjacent Walls



Two Openings – Opposite Walls

Fast and Efficient Hot Water ...

Each home comes with two water heating sources: a primary solar water heating system, and an instantaneous back-up system. Each system has been set to deliver water to the faucet at a maximum temperature of 120 degrees.

The water heating systems are fully integrated, and all hot water delivery lines have been insulated to ensure that you receive hot water when you want it, from any faucet within the home.



Solar Thermal Water Heater

Important Do's and Don'ts:

- ◆ Don't adjust or change any controls on either water heating system.
- ◆ Do contact your Tenant Relations Officer if:
 - You notice water on the floor beneath the water heater closet door.
 - You hear excessive noise coming from the water heater systems.
 - You need the temperature settings to be adjusted.

Enjoyment of your water heating system is intended to be as easy and carefree as possible, just turn the faucet on!



Tankless Water Heater

This back-up unit is the only gas using appliance in your home!

Important Safety Facts:

- The tankless water heater does not have a pilot light
- Keep flammable products away from the water heater

If you smell gas, turn off the gas valve with your hand, and:

- ❖ For Non-Life Threatening situations: call the Housing Authority
- ❖ For ALL Life Threatening Emergencies: call 911 or the Fire Department

The water heating systems are only to be interacted with by the Housing Authority and qualified licensed professionals.

Energy Efficient Lighting ...

Interior Lighting

Each home is furnished with hardwired lighting fixtures which are designed to accept only highly efficient lighting sources. All of the lighting sources meet or exceed Energy star requirements, and in addition to being inexpensive to operate, they supply good lighting color quality.

Lighting is controlled by dimmable switches. Bathroom lighting controls include a passive infrared vacancy sensor technology that turns the lights off when the room remains unoccupied after a short period.

- Tenant Quality Assurance Tips:*
- ◆ Adjust the dimmer switch settings to meet your own needs.
 - ◆ Wipe the exterior lighting covers (lens) with a soft moist cloth periodically.
 - ◆ Contact your Tenant Relations Officer should a lamp (light bulb) go out prematurely.

Installed Interior Lighting:



Type: GU-24 Connector CFL
Average Life: 9.1 Years (3 hours/day)
Lumen Output: 700
Color Index: 84
Wattage: 13 Watts
Equivalent to: 60W Incandescent



Type: Light Emitting Diode (LED)
Average Life: 50,000 Hours
Lumen Output: 936
Color Index: 82
Wattage: 15 Watts
Equivalent to: 75W Incandescent

Outdoor Lighting

Outdoor Lighting is comprised of lighting technologies which, when not shielded by a porch overhang, direct the light down and away from the evening sky. This light pollution reducing feature ensures that you and your neighbors will enjoy starlit skylines.

- Tenant Quality Assurance Tips:*
- ◆ During the evening, walk around the house at least twice a year to confirm that all outdoor lights are operating.
 - ◆ Contact your Tenant Relations Officer should a lamp (light bulb) go out prematurely.

Installed Outdoor Lighting:



Type: Light Emitting Diode (LED)
Average Life: 35,000 Hours
Lumen Output: 700
Color Index: 84
Wattage: 10 Watts
Equivalent to: 65W Incandescent



Type: Linear Fluorescent
Average Life: 25,000 Hours
Lumen Output: 700
Color Index: 80
Wattage: 28 Watts
Equivalent to: 65W Incandescent

Electric Stove and Oven ...

Each home is equipped with an electric range with a stainless steel exterior and a ceramic glass cooktop. The oven features an extra-large viewing window, and enhanced cooking controls and safety features.

Special care should be taken to maintain the stove and oven's functionality and appearance.

Please refer to the User Instructions Manual which provides information essential to its proper operation and ongoing care.

Tenant Quality Assurance Tips:



- ◆ Clean the cooktop after each use to avoid damage to the cooktop surface and to make soils easier to remove.
- ◆ Clean the interior of the oven three to four times per year.
- ◆ Do not slide cookware or bakeware across the cooktop in order to avoid scratches, pitting, and abrasions. Be especially careful with cookware containing aluminum or copper bottoms, and rough finishes.
- ◆ Do not cook popcorn in prepackaged aluminum containers on the cooktop. They could leave aluminum marks that cannot be removed completely.
- ◆ Do not allow objects that could melt, such as plastic or aluminum foil, to touch any part of the entire cooktop.
- ◆ Use cookware that is about the same size as the burner's surface area. Cookware should not extend more than one-half inch outside of the cooking area.

Electric Range User Instructions, Tab

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Energy Saving Refrigerator ...

Each home is equipped with an Energy Star Certified Refrigerator which incorporates recent advancements in insulation and compressor technologies which enable the refrigerator to use less energy each of the 24 hours of every day, 365 days a year that it operates, when compared to non-Energy Star models.

Information about the energy performance of your refrigerator, along with useful tips for general care are provided below.

Tenant Quality Assurance Tips:



Estimated Electricity Use
387 kWh / year

- ◆ **Set and Maintain the Right Temperatures** (Regularly)
In order to keep food fresh in the refrigerator and properly frozen in the freezer, keep the refrigerator temperature at or below 40° F, and the freezer temperature at 0° F.
- ◆ **Deodorize** (Regularly)
Remove odors and keep the interior looking fresh and smelling clean with deodorizers that are specifically designed for refrigerators.
Use airtight containers to seal in odors and keep food fresher longer. If an item is weakly packaged (i.e. fruit cartons) or simply likely to leak (i.e. defrosting meat), place it on a plate before storing it in the refrigerator.
- ◆ **Clean and Remove Crumbs and Spills From Shelves and Walls** (Weekly)
Use a cloth dampened by warm water to wipe down and remove crumbs and spills within the refrigerator.
- ◆ **Empty the Ice Bin** (Monthly)
Ice can absorb freezer odors and form solid blocks. To keep ice loose and smelling sweet, empty ice bins monthly and start fresh.
- ◆ **Replace The Water Filter** (every 6 months)
To ensure clean water and ice, and to prevent clogs and leaks, replace the water filter periodically. Check the Refrigerator's Use and Care Manual for the location of the filter and directions on how to replace it.
- ◆ **Be Prepared for Power Outages**
If the power goes out, keep the refrigerator doors closed and use foods stored elsewhere. An unopened refrigerator will keep food safe for four hours; a freezer will maintain its temperature for 48 hours if full, and 24 hours if half-full.
- ◆ Refer to the Refrigerator Use and Care guide for additional information.
(Only select pages of the guide are provided for convenience)
Contact your Tenant Relations Officer if you require the full Use and Care guide.

Refrigerator Use and Care guide, Tab

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Energy and Water Saving Dishwasher ...

Each home is also equipped with an Energy Star Certified Dishwashing unit which utilizes advanced technologies that require less energy and less water to clean your dishes. Advanced technologies include soil sensors, improved water filtration devices, and more efficient spray jets.

Keeping your dishwasher in top performance shape saves money and water.

Information about your dishwashing unit along with some useful tips for general care are provided below.

Tenant Quality Assurance Tips:

- ◆ **Use Detergents Specifically Designed for Dishwashers (Regularly)**
Hand washing dish detergents and other soaps must *never* be used in a dishwasher. They are not formulated to clean dishes in a dishwasher, and they will produce large amounts of foam, suds, and bubbles which will leak from the dishwasher and spill onto the floor.
- ◆ **Run Full Loads without Overloading (Regularly)**
Running less than a full load will use the same amount of energy and water as a full dishwasher load. Cramming two loads into one load will restrict water spray patterns and prevent the dishes from being thoroughly cleaned.
- ◆ **Check and Clean Filter Screens (Bi-weekly)**
The screen should be located near the bottom of the dishwasher and above the drain which catches large food and debris. The screen needs to be cleaned regularly in order to avoid clogs.
- ◆ **Check and Clear Debris Out of Holes in Spinning Sprayer Arms (Bi-monthly)**
Food particles, mineral deposits and other debris can clog the holes in the sprayer arm. It is essential to clean these small holes from time to time to enable the dishwasher to continue to work effectively.
- ◆ Refer to the Dishwasher User Instructions for additional information.
(Only select pages of this booklet are provided for convenience)
Contact your Tenant Relations Officer if you require the full User Instructions manual.



Estimated Electricity Use
270 kWh / year

Dishwasher User Instructions, Tab

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High Efficiency Laundry Appliances ...

Each home will also be furnished with a High Efficiency Clothes Washer, and an energy efficient clothes dryer. Specifications for these two appliances were not available at the time this Handbook was prepared, but a spot-on, albeit general description of the high utility and other exciting features of these laundry appliances include the following:

- ❖ Every High Efficiency Clothes Washer uses less water, energy, and detergent than traditional clothes washers.
- ❖ Load Capacities within HE Clothes Washers are generally larger than traditional washing machines which results in fewer wash loads.
- ❖ Clothes Washers are matched with Clothes Dryers that have met stringent criteria for low energy use.

High Efficiency Detergents

Another feature of High Efficiency Clothes Washers is that they use High Efficiency Detergent for cleaning clothes.

HE Detergents are formulated for use in low water volume machines, both front loading and top load high efficiency washers, which means low suds, quick cleaning agent dispersal, and a soil suspending technology that holds soils within the lower volume of water so it is not re-deposited onto clean clothes.

Be sure to read through the Operations Manual in order to capture all of the energy, water, and money saving benefits provided by these new, and highly innovative laundry appliances!



Water Efficient Technologies ...

Each home contains smart and efficient water using fixtures. The water saving technologies installed within your home include pressure balancing showerheads which are designed to keep water temperatures within +/- 3 degrees of your range of comfort, and no less than one inch thick insulating foam around the entire run of the home's hot water piping system.

Without giving it much thought, you'll enjoy the comfort of water saving technologies every day ... but please, think about it from time to time, and do your part to ensure that water is used wisely throughout your home.

- Tenant Quality Assurance Tips:*
- ◆ Turn Off the Faucet when Lathering Hands, Shaving, or Brushing Teeth
 - ◆ Avoid Using Running Water to Thaw Frozen Foods
 - ◆ Wash Full Loads of Dishes in the Dishwasher
 - ◆ If Washing Dishes by Hand, fill the sink with water rather than continually running the tap
 - ◆ Quickly inform your Tenant Relations Officer of any leaky fixtures that you can't fix



Pipe Insulation At the Source



Insulated Pipes to Every Fixture

Water-Wise Checklist:

- Water and Energy Efficient Dishwasher installed
- Water Efficient Faucets, Showerheads, and Toilets installed
- All Hot Water Pipes Insulated
- Drought Tolerant, native species planted throughout landscaped area
- Landscape designed to maintain soil health, and plantings organized into hydro-zones where plants with similar watering needs are grouped together
- Smart and Engaged Tenants Who Use Water Wisely

✓

✓

✓

✓

✓

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_____ (Hint: you take care of this one)

Efficient Landscape Irrigation ...

The landscaped area of each home is planted with drought tolerant, native California species that don't require a lot of water to grow and adorn the grounds surrounding your home. Each of the plantings have been arranged into hydro-zones, where plantings with similar watering needs are grouped together, so that no plant receives too much or too little of the water than it needs.

The watering schedule is controlled by a multi-stage irrigation system that has been pre-programmed to supply all of the water that the plantings will need, when they need it.

Water Conserving Irrigation Schedules Matched to the Needs of the Plantings:

Trees 0.5 gallons per day, every other day once the trees have become established in the soil.
Smaller Plantings 0.5 gallons per day, every other day once the sod has become established.

And, there's more ...

- ❖ The irrigation system's piping is pressurized only when the system is running, and when it's not, water will drain out of the piping into a gravel bed below ... this will protect the pipes from freezing during winter, and it helps to keep the subsoil fresh and moist year-round.

Tenant Quality Assurance Tips:

- ♦ Don't change or adjust the irrigation schedule unless there is an actual rain event.
- ♦ In the event of rain, please turn the irrigation system controller to the "OFF" position if it has not already been turned off.
- ♦ Keep a watchful eye out for an errant irrigation line that has become disconnected.



Irrigation Control is color coded; "Off" position is the red station, just to the left of center.

The Karuk Tribe Housing Authority has elected to undertake the development of the Karuk Homes I Housing Project pursuant to the guidelines of the GreenPoint Rated residential green building certification system. GreenPoint Rated, an independent, third-party green home verification process, has certified more homes than any other residential certification system in California.

GreenPoint Rated guides the development of a home, starting at design conception and extending throughout construction. It ends just prior to tenant move-in, however, the built-in features that support healthy indoor air quality, energy and water efficiency, and sustained affordability for the occupants continue on.

Examples of sustainable and best management constructions practices that have been deployed throughout the project include:

- Environmentally responsible ways in which land clearing debris is removed and disposed of in advance of construction.
- Protection of the air distribution systems during construction to prevent airborne contaminants from entering duct systems.
- The installation of high efficiency heating and cooling systems, low-water using fixtures, and low-in-toxicity paints that are applied to both the inside and outside of the home.

The GreenPoint Rated Certification system for New Homes recognizes performance in five categories: Community, Energy Efficiency, Indoor Air Quality (IAQ) and Health, Resource Conservation, and Water Conservation. Projects are awarded points based on overall performance and, specific performance within each of the five categories.

Points translate to one of the certifications:

Certified:	50 to 79 points
Silver:	80 to 109 points
Gold:	110 to 139 points
Platinum:	140 points or more

Karuk Homes I
Target Certification Level:
SILVER
Between 80 to 109 Points

Examples of Points the Project has Achieved in the Core Categories:



Energy Efficiency

- Size-Efficient ENERGY STAR Refrigerator
- High-Efficacy Lighting
- Insulated Hot Water Pipes



Water Conservation

- EPA WaterSense Certified Showerheads with Matching Compensation Valve
- EPA WaterSense Certified Bathroom Faucets
- ENERGY STAR® Dishwasher



Indoor Air Quality

- Zero-VOC Interior Wall and Ceiling Paints
- Low-VOC Caulks and Adhesives
- High Efficiency HVAC Filter (MERV 8+)



Resource Conservation

- Durable Flooring
- No Invasive Plant Species Listed by Cal-IPC
- Plants Chosen and Located to Grow to Natural Size



Community

- Public or Semi-Public Outdoor Gathering Places for Residents
- Home Size Efficiency
- Entrances Visible from Street and/or Other Front Doors

