

Green and Healthy Turnover Practices

At Homeowner's Rehab, Inc; Cambridge, MA

General Notes

Clean all surfaces with low or no toxic cleaners
Install carbon monoxide detector as required by code
Prior to closing up walls seal all entry holes/penetrations with caulk and fill larger holes with "Stuff It". Especially between/behind kitchen cabinets
Treat entry holes/penetrations with borate or similar low toxic substance to deter pest infestation
Heat
check Replacement Reserve schedule for MEP Systems
If boiler is inefficient install Energy Star rated boiler - sealed combustion boiler if possible and install indirect fired water tank
Replace hot air systems with hot water boilers and baseboard radiation
Doors fiberglass insulated
Windows install low E double pane aluminum clad wood windows
If no window replacement, caulk all exists storm windows and ensure operation

Living Room

Reuse existing hard wood flooring, use water base polyurethane
If wood flooring is not reusable install low pile, % recycle content carpet
Install Energy Star light fixture
Paint all surfaces with low voc paint and primer

Hallways

Same as living room
Provide walk off mat or resilient flooring at apt entry

Kitchen

Install resilient flooring (VCT to date) with plywood sub-flooring
At some locations, reuse existing hardwood flooring, two additional coats of water base poly
Install Energy Star appliances
Install Energy Star light fixtures (version 4.0)
Install faucet aerator with flip control
Direct vent kitchen stove exhaust where possible
Install solid plywood cabinets
Install child safety locks at kitchen base cabinets

Bathroom

- Install low flow toilet 1.6 or better (Toto manu, 1.1)
- Install low flow aerator at sink
- Install low flow showerhead
- Install Energy Star Panasonic fan/light w/control where possible. If not repair exhaust fan function
- Install ceramic tile at floor with durarock sub flooring
- Install tile at bathtub area and/or install new durable tub enclosure over durarock walls
- All remaining surfaces to be green board unless plaster is used
- Install child safety lock at vanity base cabinet
- Paint all surfaces with low voc paint
- Caulk at tub area
- Install Energy Star rated light over medicine cabinet

Bedrooms

- Same as living room

Pantry

- Same as kitchen flooring, lighting, surfaces

Appliances

- Replace refrigerator with Energy Star
- Install Energy Start dishwasher

**** Reuse any existing material if in good condition**