

EXHIBIT A

GREEN CRITERIA CHECKLIST

GREEN CRITERIA CHECKLIST	Select	Points
Site Improvement:		
If applicable, conducting an American Society for Testing and Material (STM) Transaction Screen or a Phase I Environmental Site Assessment, and (if required) a Phase II Abatement plan.	Required	N/A
Using local species in landscaping that will be less susceptible to disease, which reduces the burden of the occupant to replant at a later date. In dry climates, local species will also require less water.	Required	
Overall, landscaping with plants that are drought resistant will require less water, reducing energy and water costs.	2	
Using tree plantings to promote shading and reduce heat island effect.	1	
Installing site improvements to capture and, where possible, to re-use rainfall for irrigation. Such measures might include the use of rain barrels or rain gardens, incorporating permeable surfaces (such as gravel paths), and minimizing impervious surfaces (such as pavement) that do not allow storm water infiltration.	2	
Labeling storm drains to indicate where they lead, which reminds people not to dump garbage or pollutants into the drains.		
Water Conservation:		
Toilets that use no more than 1.28 gallons per flush or better, and showerheads, kitchen and bathroom faucets that are at 2.0 gallons per minute or less.	Required	
Installing energy efficient landscape irrigation (if this is needed at all) by using graywater (from sinks, showers and tubs), roof water, or collected site runoff.	1	
Energy Efficiency:		
Meeting or exceeding nationally established standards such as Energy Star, or American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE). This can be achieved by using a Home Energy Rating System (HERS) or Building Performance Institute (BPI) certified rater.	Required	
Installing Energy Star dishwashers and refrigerators when providing new appliances.	Required	
Installing interior Energy Star-labeled lighting fixtures or the Energy Star Advanced Lighting Package >	Required	
Installing renewable energy measures such as photo-voltaic panels, thermal hot water heaters, etc.	1	
Healthy Living Environments:		
Ensuring that all interior paints and primers comply with current Green Seal standards for low volatile organic compound (VOC) limits.	Required	
Using low VOC adhesives that comply with Rule 1168 of the South Coast Air Quality Management District. All caulks and sealants must comply with regulation 8, rule 51, of the Bay Area Air Quality Management District.	1	
Avoiding use of exposed particleboard (which contains added urea-formaldehyde, a toxin), unless the exposed area has been sealed. Formaldehyde exposure can cause watery eyes, nausea, coughing, chest tightness, wheezing, skin rashes, allergic reactions and burning sensations in the eyes, nose and throat.	1	
Avoiding installation of carpet in basements, entryways, laundry rooms, bathrooms or kitchens because of potential problems with moisture retention and mold growth. If	1	

carpeting is installed in other parts of the home, use the Carpet and Rug Institute’s (CRI’s) Green Label-certified carpet and pad, which have low VOCs.		
Installation of Energy Star-labeled bathroom fans that exhaust to the outdoors and are equipped with a humidistat sensor or timer, or operate continuously. Also required in kitchens — except in moderate rehabilitation projects — are Energy Star-labeled power vented fans or range hoods that exhaust to the exterior. Properly sized and controlled exhaust fans in bathrooms and kitchens reduce moisture condensation, lowering the potential for indoor mold growth that may yield odors and pose health hazards to residents.	1	
Installation of a ventilation system for the housing unit that provides 15 cubic feet per minute of fresh air, per occupant. Various means exist for achieving this standard, such as whole-house mechanical ventilation systems, constantly running low-speed exhaust fans, and “slit” ventilators in window frames.	1	
Installing tankless water heaters, or conventional water heaters in rooms with waterproof floor coverings, and drains or catch pans piped to the exterior of the dwellings. The use of heaters with drains and catch pans prevents moisture problems caused by leakage or overflow.	1	
Insulating exposed cold water pipes in climates and building conditions susceptible to moisture condensation to prevent condensation that can lead to mold growth.	1	
In wet areas of the housing unit, installation of materials with smooth, durable, cleanable surfaces, instead of mold-propagating materials, such as vinyl wallpaper and unsealed grout. Shower areas must have a one-piece fiberglass or similar enclosure. Alternatively, when using any form of grouted material, use backing materials, including cement board, fiber cement board, fiberglass-reinforced board or cement plaster.	1	
Exhausting clothes dryers directly to the outdoors, to reduce moisture buildup in living areas.	Required	
Sealing all wall, floor and joint penetrations to prevent pest entry, including providing rodent- and corrosion- proof screens (e.g., copper or stainless steel mesh) for large openings.	Required	
Use of non-vinyl, non-carpet floor coverings, such as non-vinyl composite tile, colored concrete, ceramic tile, natural linoleum and wood, in all rooms. Carpeting can serve as a sink for dust, allergens and other substances that may pose health hazards to susceptible residents. r) Installation of whole-house vacuum systems with high-efficiency particulate air filtration.	1	
Total points:	16	