



1330 Broadway, Suite 1702  
Oakland, CA 94612  
Phone: (510) 590-3360 ext 604  
Email: [greenpointrated@builditgreen.org](mailto:greenpointrated@builditgreen.org)

01/14/2015

Jim Langford  
PEP Housing  
Re: Kellgren Senior Apartments  
MB-13-034

Dear Jim:

Congratulations! Your project is now certified as GreenPoint Rated, the most trusted certification for green homes in California. Your buyers and customers can now be assured that this home emphasizes quality construction, comfort, health, and energy efficiency—all of which help you stand out from the crowd and increase sales.

Here are the next steps to get the most out of your GreenPoint Rated certification:

**1. Educate your buyers:** Did you know that homebuyers are willing to spend up to 9% more on a new green certified home, compared to a non-certified home? Take advantage of this premium by marketing GreenPoint Rated. Your marketing team can download a variety of free flyers and brochures to feature in your sales office or model homes. Find them at [BuildItGreen.org/collateral\\_library/](http://BuildItGreen.org/collateral_library/).

**2. Showcase your rated homes:** For professionally produced model tour signs, aluminum and glass exterior and interior plaques, paperweights, and clear vinyl window decals for certified homes, download our order form at [BuildItGreen.org/collateral\\_library/](http://BuildItGreen.org/collateral_library/). Your project will also be featured on our online GreenPoint Rated map. The map displays project information such as the rating system, project type, certification score, Rater name and company, builder/developer name, and certification date (it does not disclose home addresses or any homeowner information). To view or modify your map listing, or to opt out, visit [BuildItGreen.org/interactive\\_gpr\\_homes\\_map/](http://BuildItGreen.org/interactive_gpr_homes_map/)

**3. Send our letter and certificate to your buyers:** Enhance your brand and your long-term relationship with buyers by showing them that their GreenPoint Rated home is healthy and high-quality. Enclosed are the letter(s) of recognition, GreenPoint Rated certificate(s), stickers, and program flyers. Please distribute these through your warranty handbook or escrow package. If this is a rental property, please display the certificate and letter in a prominent place.

Questions about the program? Need marketing assistance? Contact us at [GreenPointRated@BuildItGreen.org](mailto:GreenPointRated@BuildItGreen.org) or 510-590-3360 Ext 604.

Sincerely,

The GreenPoint Rated Staff



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Email: [greenpointrated@builditgreen.org](mailto:greenpointrated@builditgreen.org)

Project Name: Kellgren Senior Apartments  
Project Number: MB-13-034  
The following addresses have been certified:

, 855 Wood Sorrel Drive, Petaluma, CA 94952



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Oakland, CA 94612

Phone: (510) 590-3360 ext 604  
Email: [greenpointrated@builditgreen.org](mailto:greenpointrated@builditgreen.org)

01/14/2015

Re:

855 Wood Sorrel Drive  
Petaluma, CA 94952  
MB-13-034

Dear Homeowner:

Congratulations! Your home is now GreenPoint Rated. In recognition of this achievement, we have enclosed a GreenPoint Rated certificate, climate calculator certificate, GreenPoint Rated sticker (to display in your home's window), and program flyer. Share the news—you'll impress friends and neighbors.

**Assurance of a Better Place to Live**

GreenPoint Rated is the most trusted home rating system in California. It provides proof that your home has been built or remodeled to trusted environmental standards. You now have the assurance of an efficient, comfortable, and healthy home for you and your family.

**Your Home Is Saving Money and Helping the Planet**

GreenPoint Rated homes emphasize savings—for your pocketbook and for the environment. That means less money spent on energy and water bills, fewer building materials ending up in landfills, reduced carbon emissions, and a longer lasting home that's less expensive to maintain. The GreenPoint Rated certification may also improve your property value at time of sale.

What makes your home stand out from the crowd? The use of green construction practices and sustainable materials that exceed California's residential building and energy code requirements. Your home has been awarded points for achieving high environmental standards across five categories: Energy Efficiency, Water Conservation, Indoor Air Quality, Resource Conservation and Community Benefits such as proximity to public transportation.

**Check Out the GreenPoint Rated Map**

Your home is now among tens of thousands of GreenPoint Rated projects across California, each denoted on our online map. The map displays project information such as the rating system, project type, certification score, Rater name and company, builder/developer name, and certification date (it does not disclose home addresses or any homeowner information). View the map at [Builditgreen.org/interactive\\_gpr\\_homes\\_map/](http://Builditgreen.org/interactive_gpr_homes_map/). To learn more about GreenPoint Rated, visit [GreenPointRated.com](http://GreenPointRated.com).

Congratulations again, and we hope you enjoy your home!

Sincerely,

The GreenPoint Rated Staff



BUILD IT GREEN

CERTIFICATE of EVALUATION

Congratulations,  
your home is now



**GreenPoint****RATED**

**NEW HOME**

**144**

ADDRESS: 855 Wood Sorrel Drive  
Petaluma, CA 94952

BUILT BY: Midstate Construction

RATED BY: Hilary H. Ransom

RATED ON: 1/14/2015

GREENPOINT RATED EDITION:

Multi Family v1.9-2.2 - 2008 CA ENERGY CODE

- 
- |    |  |                                                                                                                                                 |
|----|--|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 21 |  | Community: Green building offers solutions for decreasing traffic, improving access, and making neighborhoods safer and more enjoyable.         |
| 77 |  | Energy: Efficient energy practices including renewables provide effective strategies for reducing a home's energy use while increasing comfort. |
| 10 |  | IAQ/Health: Green building addresses ventilation practices, products, and installation practices to reduce sources of indoor air pollution.     |
| 12 |  | Resources: Green building favors material and practices that reduce waste, conserve natural resources, and have increased durability.           |
| 24 |  | Water: Effective water management systems and efficient indoor and outdoor water use protect and conserve freshwater supplies.                  |
- 

CATHERINE A. MERSHELL, EXECUTIVE DIRECTOR

BUILD IT GREEN

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24



Water: Effective water management systems and efficient indoor and outdoor water use protect and conserve freshwater supplies.

CATHERINE A. MERSCHLE, EXECUTIVE DIRECTOR





Proof that your homes are  
**SUPERIOR + SUSTAINABLE**

## GreenPoint Rated Homes

Don't just tell your customers you build quality green homes. *Prove it.*

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GreenPoint Rated is an independent seal of approval for green homes that helps you stand out from the crowd. It provides you with a simple, affordable, and accessible rating system that reassures homebuyers that your homes are truly healthier and more energy efficient.

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**GreenPoint**RATED





"In Northern California, KB Home made a commitment to build every new community to GreenPoint Rated standards. As far as our buyers are concerned, we know that they like the credibility of a third party verified rating. They like knowing that there will be long-term savings, and they feel good about saving energy and water."

Craig LeMessurier  
DIRECTOR OF CORPORATE COMMUNICATIONS

## 5 easy to understand categories simplify the benefits of green homes for buyers:



### Energy Efficiency

- less energy consumption
- lower utility bills



### Water Conservation

- efficient bathroom and kitchen fixtures
- low-flow drip irrigation



### Indoor Air Quality

- less toxic finishes
- better ventilation systems



### Resource Conservation

- more durable materials
- less maintenance



### Livable Communities

- walkable neighborhoods
- improved quality of life

### CREDIBLE.

With over 18,000 rated homes in California, GreenPoint Rated is the most trusted certification for green homes. It provides information on quantified resource and cost savings for energy, water, waste, and greenhouse gas emissions. Plus, it's administered by **Build It Green**, an independent, non-profit organization.

### FLEXIBLE.

The GreenPoint Rated program uses a point-based system with few mandatory measures. This gives builders the greatest flexibility to achieve certification while still rewarding those who enhance the performance and quality of their homes. Any eligible project that achieves the minimum of 50 points across 5 categories is awarded the GreenPoint Rated certificate.

### COMPATIBLE.

GreenPoint Rated aligns with CALGreen, California's green building code, reducing paperwork and effort. GreenPoint Rated is also compatible with LEED and ENERGY STAR for Homes.

### SIMPLE AND AFFORDABLE.

To get started all you have to do is hire a GreenPoint Rater. There are no lengthy applications, just an easy to use checklist. And, GreenPoint Rated fees are competitively priced with other home rating programs.

### HERE TO HELP.

Certified, independent GreenPoint Raters will guide you through the rating process, provide information on green building practices, and assist you with program compliance. In many cases, your GreenPoint Rater can also act as your HERS rater.



### VALUE.

A study by UC Berkeley and UCLA shows that homes with a green label sell for an average of 9% more than a comparable home without a green label.

### TO LEARN MORE:

call **888-40-GREEN** (888-404-7336) ext. 139,

email [greenpointsales@builditgreen.org](mailto:greenpointsales@builditgreen.org), or visit [BuildItGreen.org](http://BuildItGreen.org)



**GreenPointRATED**