

What is green about this home?

This rental property (1661 Mars Ave. Lakewood), which is also our home, is a project in progress. We have spent the last three years renovating and updating, always keeping in mind the most environmentally responsible solution to our problems. We have worked with some very talented green-minded contractors and advisors who have, and are, helping us along the way. Below, we have listed some of those services.

What is most important to keep in mind when reviewing this list is that green renovation is a mindset and a process. As things like appliances fail, we have, and will, replace them using the best energy-efficient options available. Beyond that, as cutting edge green construction elements like solar panels become more accessible, we will consider our options in those fields as well. Advertising a "green" home is more than just a marketing technique — it is a mindset and a way of living. It is something we believe in and something we want to encourage others to believe in, too.

Some of the "green" elements in our home include:

- **Low VOC Sherwin Williams Harmony Paints** used throughout interior. Minimal off-gassing compared to standard house paint.
- **Marmoleum flooring** in third floor apartment. Marmoleum is a natural product made from linseed oil, wood flour, pine rosin, jute and limestone. No VOC off-gassing and recyclable.
- **Original hardwood floors** throughout first and second floor apartments. We chose to refinish the original wood floors because this would eliminate the need for carpeting and be easier to clean using less electricity and chemicals. It also vastly improves air quality throughout.
- **"Interface Flor" recyclable carpet tiles** in third floor apartment. These carpet tiles can be individually replaced rather than replacing entire carpet. When no longer usable, the carpet tiles are mailed back to the company where they are recycled into the next generation of tiles.
- **Compact florescent lightbulbs** used throughout. We supply tenants with compact florescent light bulbs to ensure that nothing but long lasting, low energy bulbs are used throughout the home. A standard compact florescent bulb lasts up to six years and produces as much light as a 60-watt bulb while burning only 14 watts of energy.
- **"Solatube Skylight"** in third floor apartment. A Solatube Skylight contains mirrors that increase the natural light as it comes through. One skylight strategically placed in the kitchen of our third floor apartment lights most of the apartment even on a fairly cloudy day. This dramatically decreases use of electricity and electric lights.
- **Environmentally friendly cleaning service.** Green Clean Inc. makes their own cleaning products focusing on healthy, environmentally friendly cleaning compounds and fair working conditions for employees. Green Clean cleans all common areas like front and back stairwells. Also, the apartments come with an initial cleaning kit containing a collection of green cleaning supplies. Renters can then choose to have these products refilled by the company once a month at a minimal fee. Or they can individually contract with the company to have their apartments cleaned.
- **Green renovation advisor.** Jim LaRue, owner of the Housemender Inc., and employee of the Cleveland Green Building Coalition, has been and continues to be an active advisor on every large project undertaken in this home, along with green contractor Chris Fox.
- **Organic lawn-care service.** Bauer's Organic Lawncare focuses on encouraging growth of strong, natural grass in order to choke out undesirable weeds rather than killing those weeds using chemicals. The company uses fertilizers made of soy, molasses and other natural ingredients. Also, we choose to use a man-powered rotary mower and a shovel rather than a gas mower and a snow-blower for maintenance thus conserving valuable fossil fuels.
- **Organic garden.** Grapes, blackberries, strawberries, blueberries and vegetables all grown using no chemicals from seeds or starter plants mostly from certified organic growers.
- **Composting system.** Small composters are located in each apartment and can be emptied into the large composter in the back yard. Compost is used to supplement landscaping and organic garden.
- **10% of all rental income** is used to support environmental and animal-friendly organizations such as: Cleveland Green Building Coalition; EcoCity Cleveland; Entrepreneurs for Sustainability; The National Trust for Historic Preservation; Friends of the City of Cleveland Kennel; The Humane Society of the United States; The Humane Society of Greater Akron; ASPCA; The National Wildlife Federation; and the World Wildlife Fund.

What will be green about this home? *(pending home improvement projects)*

- **Extensive electrical upgrades** done by a member of the Green Contractors Group. Electrician stresses use of compact florescent light bulbs and focuses on recycling and reusing product whenever possible.
- **Insulation improvements** throughout. This will dramatically improve the homes energy efficiency.
- **Energy efficient appliances.** As appliances like refrigerators, stoves, furnaces, and water heaters fail, they will be replaced using the most energy efficient options available. Possibly cutting edge products like combination furnace/ water heater units that use the heat from one to provide energy to the other.
- **What's next:** Solar panels? Residential application of wind power? Lets see what we can do!

What is green about this location?

Owning a green rental property means more than just the home itself. In considering where to buy our home, we took many things into account including the quality of public transportation and city programs that would aid our plan. We believe there are very few communities in or near Cleveland so well suited for green renovation. This city's advantages include:

- The City's growing emphasis on green building practices;
- City-wide recycling program;
- Easy access to public transportation;
- Many necessary amenities like grocery store within walking distance; and
- Short commute downtown and to other west side suburbs.



Call now for an appointment or more information on any companies listed above! **216.470.1502**