

# Welcome!

We're so glad you're here.

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## Getting connected & charged

**Wi-Fi:** 599 Rainmaker

**Password:** moderncomfort (all one word, all lowercase)

To charge your devices, you'll find USB-C outlets in the entry, at the end of the bar, and next to each bed. Cables and dongles are available in a kitchen island drawer.

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## Where are you?

The address is 599 E Rainmaker Rd, Kanab, UT 84741. But more importantly, you're in the **high desert**, at an altitude of 5,060 feet (1,542 meters). The air is thin and dry, the sun is strong. Please make sure you:

- Always bring **water** (fresh filtered water inside fridge on left side)
- Wear **sunscreen**
- Be prepared for sudden changes in weather

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## House rules

- Occupancy: max. 8 guests.
- No smoking or vaping inside.
- No pets on furniture.
- Don't leave pets unattended at the house.
- La Estancia rules: no street parking, no parties, no outside guests, quiet hours 10 PM to 8 AM. See details on the La Estancia page.

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## Emergencies

Call **911** in emergencies (fire, medical, police).

**Hospital:** 355 N. Main, Kanab, UT 84741 (4-minute drive away)

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## Getting in and out

### Front door

Enter the code you were given, then tap on **OK**. The door should unlock and open.

Just close the door behind you when you leave the house, and use the same code to get back in. If you lock it from the inside (by turning the knob), people can't use the code to get back in.

### Garage door opener

Feel free to use the green garage door opener while you're here. Please remember to leave it on the kitchen island when you depart.

The garage door button in the garage sometimes doesn't work the first time you press it. Just press it again and it should work. Still trying to figure out why that happens.

### Doors to patio and backyard

To open, just unlock, then push the handle down (might need a bit more force than expected). To lock, crank the handle **all** the way up (this seals the door tightly), then lock from the inside.

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## Your hosts

Sara Rich & Anders Kierulf: We live in Salt Lake City and spend as much time in Kanab as we can. We're happy you're able to enjoy the house while we're not there.

Any issues or questions? Please contact us through the Airbnb app or website, or send us email, and we'll get back to you as soon as possible:

host@kanabhouse.com

Please report any accidental damages or breakages in a timely manner.

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## Restaurant recommendations

Kanab has a number of excellent restaurants. The following are our favorites:

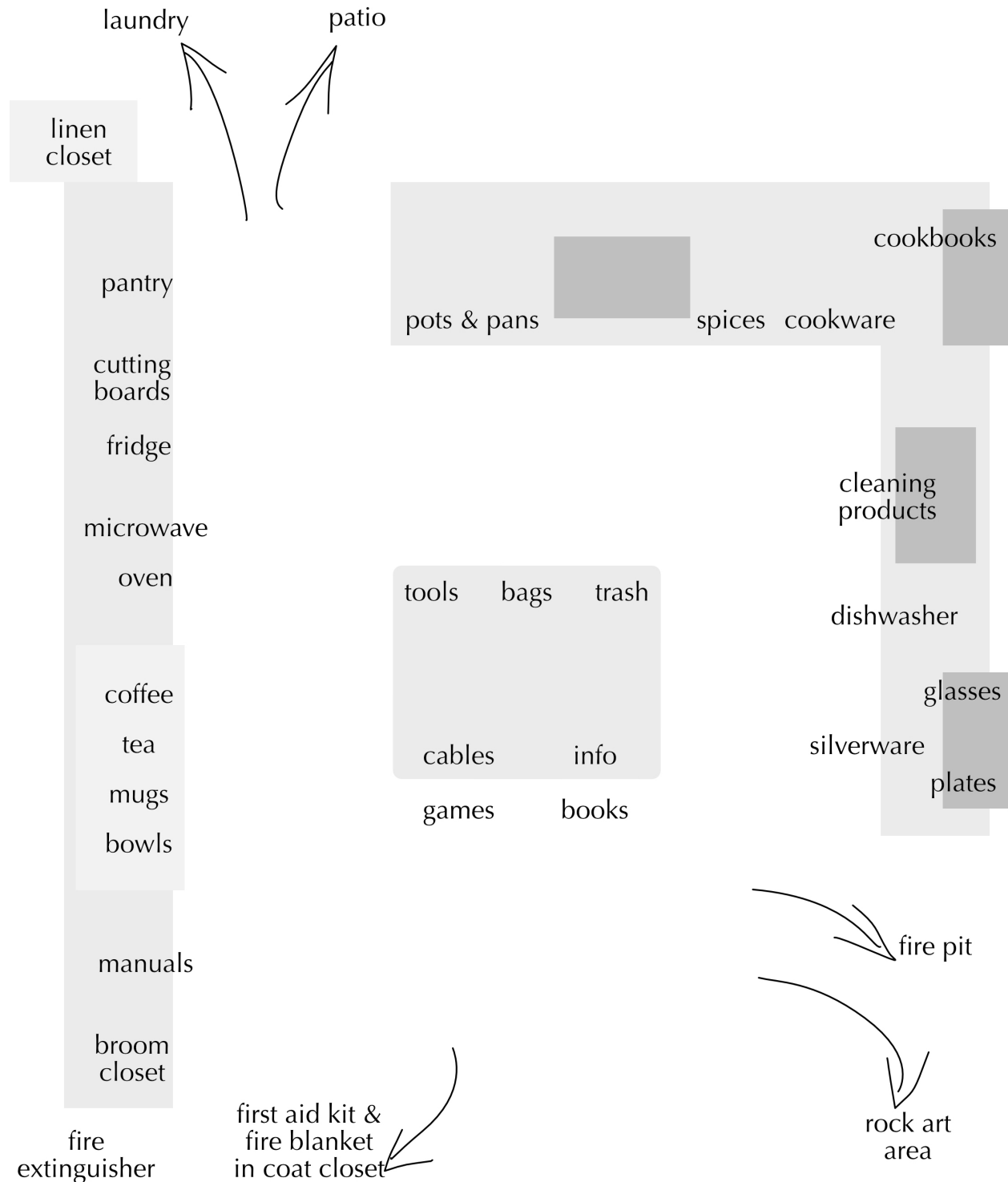
<b>Sego</b>	(435) 644-5680 <a href="http://segokanab.com">segokanab.com</a> closed Sunday & Thursday
<b>Wild Thyme</b>	(435) 644-2848 <a href="http://wildthymekanab.com">wildthymekanab.com</a>
<b>Rocking V</b>	(435) 644-8001 <a href="http://rockingvcafe.com">rockingvcafe.com</a>
<b>Vermillion 45</b>	(435) 644-3300 <a href="http://vermillion45.com">vermillion45.com</a> closed Monday & Tuesday

If you plan to go to Sego, make a reservation now, they book out well in advance. The others might have a waitlist, but don't take reservations.

## Where? — in the house

The kitchen island cabinets facing the dining table contain all the fun stuff.

There's a step stool in the garage.





## Where? — in the neighborhood

Pool, hot tub, exercise room, and pool table are at the clubhouse, an easy 5-minute walk away: keep going west on Rainmaker until the road ends, then right on Los Barancos. Grab the large blue La Estancia key fob to get into pool and clubhouse, and bring pool towels (found in both coat and linen closet).

Pickleball, bocce lane, and playground are 4 minutes up the street. You'll find pétanque balls (similar to bocce) in the island cabinet facing the dining table.

The dog park is about a 7-minute walk away and can be accessed from El Valle or Mohawk. Again, bring the La Estancia key fob to get in.



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## Getting here

GPS to 599 Rainmaker Rd, Kanab, UT 84741 should work well (may be spelled Rain Maker). If you're without GPS, take 300 North Street eastward until you get to the La Estancia roundabout with water wheel, continue straight through the roundabout on El Valle Dr, take a left on Los Barancos Ln, slow through the dip, then a right on Rainmaker Rd, and we're about 200 yards up on the left.

### From Salt Lake City, Utah

It's about a 5 hour drive from Salt Lake City. The fastest route is I-15 south, then SR-20 toward Panguitch and Kanab, then US-89 to Kanab.

However, we recommend taking the **scenic route** following US-89 through Sevier: take I-15 to Scipio, then US-50 eastward, get on I-70 south through Richfield, then at exit 23 take US-89 south toward Panguitch and Kanab. It takes about 7 minutes longer, but it's 7 miles shorter, and vastly more relaxed and scenic.

### From Las Vegas, Nevada

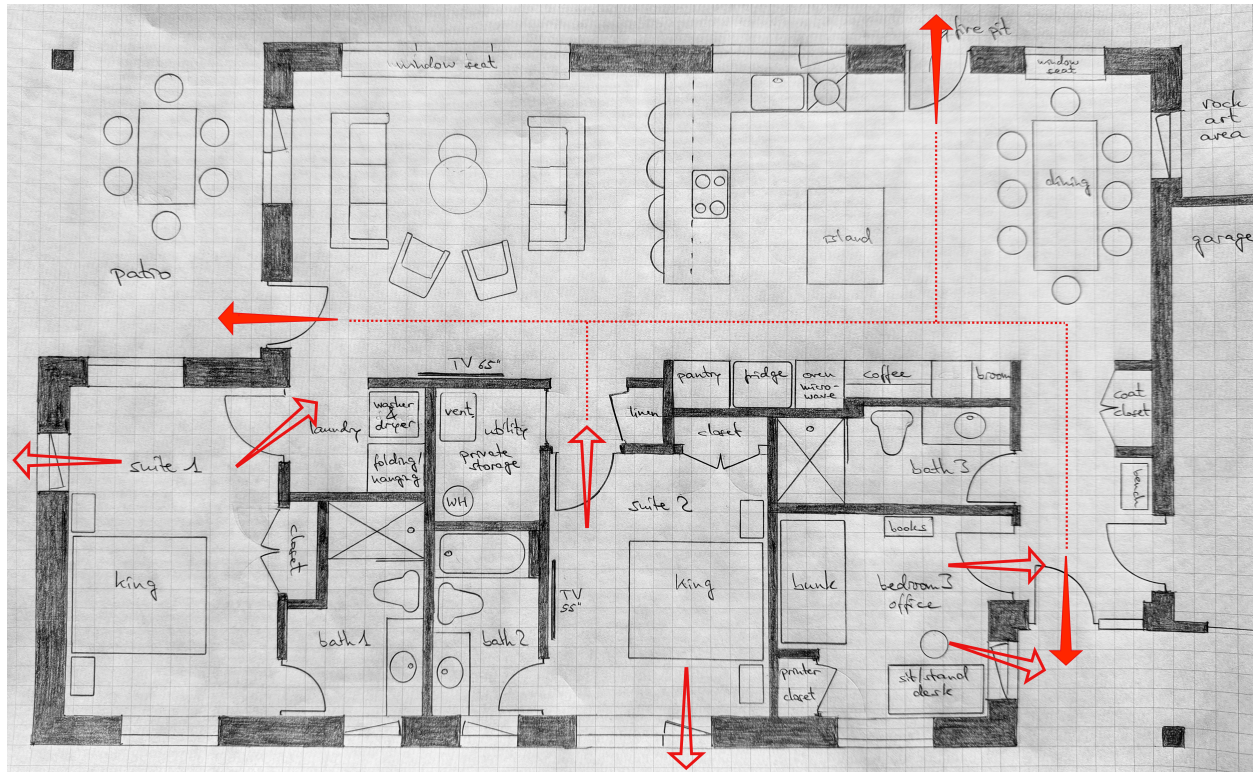
It's about 3 hours from Las Vegas (taking the fastest route through Fredonia). Going through Springdale and Zion National Park (fee) is more scenic; be prepared that it will take significantly more time as you'll stop to view the scenery.

### From Flagstaff, Arizona

It's about 3.5 hours from Flagstaff. The fastest route goes through Page and across the Glen Canyon Dam; the alternate route takes you across the Navajo Bridges and along Vermillion Cliffs and is just a few minutes longer – either way is really scenic.

Drive safely!

## Fire exit plan



## Fire safety

Please see the fire exit plan above:

- **House exits:** In case of emergency, you can exit through the front door, the door to the backyard, or the door to the patio.
- **Bedroom exits:** Note that each bedroom has an operable window that can serve as an exit in an emergency.
- **Fire extinguisher:** The fire extinguisher is located by the front door.
- **Fire blanket:** A fire blanket is located in the coat closet near the front door.
- **First aid kit:** In the coat closet you'll also find a first aid kit.
- **Fire pit tools:** You'll find tongs and a fire poker to manage the fire in the garage. Please ensure the fire is completely out when you're done; add some water using the nearby hose if necessary.

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## Heating and cooling

The thermostat is located centrally in the main living area. That's where it measures the temperature and controls heating and cooling for the whole house.

Tap on the circled M to change the mode. Set it to either **Heat** or **Cool**, then adjust the desired temperature with the up/down arrows, and you should be set. The thermostat will show the current temperature; tap on the down arrow to see the current setting.

The other modes are as follows:

- **Off:** Perfect if you're fine with the temperature. The house is really well insulated, so it won't get too hot or too cold quickly (assuming the windows are closed).
- **Auto:** This will either heat or cool to reach the desired temperature (but may sometimes keep switching between heating and cooling).
- **Fan:** This just circulates more air within the house.
- **Dry:** Should never be needed in this dry climate.

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## Ventilation

The whole-house ventilation system is always going, bringing fresh filtered air into living area and bedrooms, and expelling air from kitchen and bathrooms. If there are more people in the house and the CO<sub>2</sub> sensor detects rising levels, the ventilation automatically adjusts to bring in more fresh air.

The living area as well as each bathroom has a ventilation boost switch. Briefly push and release any of those switches to maximize whole-house ventilation for the next 30 minutes.

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## Windows

Thanks to the ventilation system, there's no need to open the windows to get fresh air, but you're welcome to open windows whenever you want.

- **Open:** Turn handle sideways to fully open the window.
- **Tilt:** Turn handle all the way up to tilt the window slightly inwards. Perfect if you like to have a window open at night.

Please note that Kanab has strong winds that will slam windows shut. We ask you to kindly close windows before you leave the house.

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## **Garbage**

Please put any full garbage bags into the brown garbage can in the garage, and put a fresh bag in the garbage container in the kitchen. You'll find empty bags at the bottom of the garbage container as well as in the drawer next to the trash.

Garbage pickup is Wednesdays. If you're here on a Wednesday, please take the brown can out to the other side of the street in the morning, and put it back in the garage in the evening. Thanks!

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## **Lights**

La Estancia doesn't have street lamps; instead, each house has dark-sky compliant lights outside the garage that automatically turn on when it's dark. So don't worry that these are on all night, that is by design.

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## Kitchen

### Pantry

Any food you find in the pantry or fridge is fair game. Enjoy whatever we or other guests left behind.

### Fridge

- Cold filtered water is **inside** the fridge, on the left side.
- Ice cubes are in the freezer drawer at the bottom.

### Dishwasher

- Add a Cascade Complete or Blueland tablet in the designated place on the inside of the door, then close the little hinge.
- Turn the dishwasher on (tap the power button at the left side on top of the door).
- Select the program (“normal” is usually fine).
- If the Rinse Aid light is on, and you know how to refill the rinse aid, please do, otherwise ignore it.
- Press the start/resume button.
- Then close the door **within 4 seconds**. If it beeps at you and the red light on the floor flashes, try again. If you see a steady red light on the floor, it indicates the dishwasher is running – you did it!

The dishwasher has a third top rack for silverware, easy to miss.

### Sink

The right side of the sink has a disposal (for food scraps only). Run cold water into the sink before turning on the disposal (switch on the left), then gradually add food waste while it’s running. Continue running water for a bit after turning it off to flush the drain.

You’ll find cleaning products under the sink.

### Microwave

- Just hit Start to give it 30 seconds; hit Start again to add 30 seconds.
- Or enter the time on the keypad, then Start.

### Oven

Please use trivets under anything you take out of the oven! The quartz countertop can get damaged by hot items.

We have not used the oven much yet, but learned one thing to pay attention to: the “Clear/Off” button turns off the oven – to just turn off the timer, use “Timer On/Off”.

## **Stove**

Please use trivets on the countertop under any hot pans! The quartz countertop can get damaged by hot items.

The stove has a downdraft vent that filters the air and then recirculates it back into the kitchen.

## **Kettle**

You'll find a assortment of teas in the top drawer, and a kettle for boiling water.

## **Keurig coffee maker**

- Fill the water reservoir (detaches from the back of the machine).
- Turn on the power if not already on (bottom button).
- Lift the front top, put a capsule in, then close the top.
- Choose a mug and put it underneath.
- Tap on 8, 10, or 12 to choose the number of ounces. Some of the cups are small and can only manage 8 ounces, others are good for 10.
- If desired, tap on "Strong" either before or after starting the brew.
- Enjoy!

You'll find an assortment of coffee flavors in the carousel. If you run out of a favorite, you may find more of it in the drawers below. Please let us know if your favorite is getting low so we can stock up before the next guests.

## **AeroPress coffee maker**

- If you want to level up your coffee experience, try the AeroPress. It will take a bit longer, but the result is worth it.
- You'll find coffee beans, a coffee grinder, and the AeroPress in the cupboard underneath the coffee area.
- You'll also find printed instructions there. Search for AeroPress on YouTube and you'll find a variety of video instructions.

## **Coffee grinder**

For AeroPress, set the grind to about 7, add a bit more than a scoop of beans, set the dial on the front to 15 seconds, then press the button to start it.

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## **Living room**

Please don't move any of the heavy furniture (dining table, couches, beds, and office desk). Feel free to re-arrange chairs and coffee tables so they work for you, whether you're looking at the cliffs, the TV, or your friends.

### **Roku TV**

When you first turn on the Roku TV (both in the living room and in the middle bedroom) it will open in guest mode and ask you for your checkout date. You can then log in to any services (Netflix, Disney+, Hulu, Apple TV+, Max, etc) that you subscribe to. Any credentials you enter will automatically be erased on the morning you check out, so that future guests don't mooch your services.

There's a charging cable for the Roku remote in the cable drawer.

### **Sofa bed**

Fold out the sofa bed for extra sleeping capacity. Note that this sleeper sofa was advertised to us as a queen, and the width is correct, but it's shorter than a real queen mattress. Sorry about that.

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## **Laundry**

### **Washer**

You'll find laundry pods and detergent in the cabinet to the right of the washer. Just add a pod in the bottom of the washer, then add your clothes. Turn it on, then choose cycle. Tap on Temperature, Spin, and Soil to adjust these as needed. Tap and hold for a second on start/pause to start it.

### **Dryer**

Once you've moved your wet clothes from washer to dryer, turn it on, then select the cycle, and adjust Dry Mode, Dry Level, and Dry Time as appropriate. Again, the start/pause button needs you to press it for a second.

The Bedding cycle takes over 3 hours to dry (but does a good job not bunching up sheets).

Once the dryer is done, please clean out the lint trap (front of the dryer).



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## **Bedrooms**

### **Bedding**

Your bed will be set up with a light comforter. You can find a heavier comforter at the top of the closet in each bedroom, and extra sheets in the linen closet.

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## **Bathrooms**

Each bathroom will have several towels and washcloths on the rack ready to use, and a bathmat to put on the floor. You'll find additional towels, washcloths, bath mats, and more in the linen closet.

### **Floor heat**

The two en-suite bathrooms have floor heat. Turn the knob all the way up; it takes about 15 minutes for the floor to warm up. It doesn't make a huge difference, as the floors don't get too cold (there's insulation below the whole house). When done, please turn it all the way off (green light goes out).

### **Ventilation**

Each bathroom has a boost switch that kicks the whole-house ventilation into high gear for 30 minutes. Briefly push that one before getting in the shower.

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## **Office**

### **Sit-stand desk**

Use the up/down arrows on the UPLIFT desk to adjust its height to suit your preference. Use the numbers 1 to 4 to go directly to preset heights, with 1 and 2 for sitting and 3 and 4 for standing.

### **Computer monitor**

Feel free to connect your computer to the 27" 4K monitor that's on the desk, using either USB-C or HDMI (cable in the drawer). You can use the attached dongle to connect to Ethernet.

### **Printer**

You'll find a Brother laser printer in the closet. You should be able to print to it over Wi-Fi.

## **Wi-Fi and Ethernet**

Wi-Fi speeds in the house should be excellent. For even more speed, connect using one of the Ethernet ports, giving you close to 1 Gbps down and 100 Mbps up. (The router is located in the cabinet over the pantry.)

## **Bookshelf**

If you start reading one of the novels on the bottom shelves and are not done by the time you leave, please feel free to take it with you.

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## **Private storage / utility room**

You'll notice a locked room in the center of the house. It's the utility room with heating/cooling, water heater, and ventilation, as well as private storage. If it's critical that you get in there, let us know, and we can tell you how.

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## **Outside**

### **Patio**

The patio table is set up for 6, but folds out to accommodate 8. Just undo the locking mechanism at each end, slide the top apart, then rotate the extra center piece into position. You'll find two extra chairs on the east side by the rock art area.

### **Rock art area**

Make your own design! Have fun. And please send us a picture at:  
[host@kanabhouse.com](mailto:host@kanabhouse.com)

### **Lawn hydrant**

The lawn hydrant in the backyard with the hose provides water year round (the pipe is far enough underground that it doesn't freeze). To turn it on, lift the handle all the way up; to turn it off, move the handle all the way back down.

After turning it off, please empty the hose before coiling it back up.

### **BBQ**

The BBQ has a propane tank in the bottom. To use the BBQ, first turn on the gas by turning the knob on top of the tank counter-clockwise. Then turn the knob for each burner a quarter turn counter-clockwise to light the gas. Allow 10-15 minutes for it to heat up.

When done, turn off the burners, then turn off the gas at the propane tank.

### **Fire pit**

If you want to make a fire in the fire pit, please pick up some firewood at the store. You'll find tongs and a fire poker to manage the fire in the garage. You'll find matches in the cabinet above the pantry.

There are four chairs for more comfortable seating around the fire pit. If they are not already out there, look in the garage.

Please ensure the fire is completely out when you're done; add some water if necessary.

### **Drainage ditch** ⚠️

The drainage ditch immediately east of the property is not for playing: stones are sharp and wobbly, and it's often full of very prickly tumbleweeds. Stay out.

### **Apps**

We've found the following apps useful to add to our outside enjoyment:

- **AllTrails:** Lots of hiking trails with directions on how to get there. The optional subscription lets you download offline maps for all the trails in a park before you go, which really helps as cell reception in the parks is often zero.
- **Merlin Bird ID:** Helps you identify birds by their songs.
- **Star Walk:** Helps you identify stars and star constellations as you enjoy the dark sky here.

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## **La Estancia**

Our house is part of La Estancia, and as our guests, you get to enjoy the club house with swimming pool, hot tub, exercise room, and pool table, as well the pickleball court, bocce lane, playground, and dog park.

Clubhouse and pool hours are 5 AM to 11 PM. The outdoor pool is closed for the winter from November 1<sup>st</sup> to the last week in May.

La Estancia is a quiet residential community, and the rules are strictly enforced. If any neighboring residents report excessive noise or unruly behavior, we may have to evict you from our property and terminate the vacation rental agreement.

### **Key to pool, clubhouse, and dog park**

Use the key fob on big blue La Estancia key to get into pool area, clubhouse, and dog park. It should be hard to lose; if you do, there's a \$250 replacement fee.

Bring pool towels (found in coat closet as well as linen closet).

### **No street parking**

Please park in the garage or driveway.

### **No parties**

No parties or loud events. Quiet hours are from 10 PM to 8 AM. Please be sure to respect the community and try to keep outside noise levels to a minimum, especially after dark.

### **No outside guests**

Tenants may not invite outside guests (friends or relatives not staying in the home) to use the common area facilities.

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## **Troubleshooting**

### **Front door**

If the front door doesn't want to stay closed after you close it, jiggle the handle a bit. Then it should latch properly.

If you can't get in the front door, please let us know through Ring camera or Airbnb app. We can give you the code to the key box by the back patio door.

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## About the house

This house is built to a higher standard than most. You may have noticed the heavy front door and the thick walls, but there is much more under the hood.

### More insulation

The walls are more than a foot thick, and all the windows and doors are triple glazed. Roof insulation is excellent, and there is also insulation below the floor. And the construction avoided thermal bridges where heat can leak out. This means it's easier to maintain the desired temperature through hot summer days and cold winter nights.

### Less leaks

Another step in keeping the heat from getting out (or in) is to make the envelope of the house as airtight as possible. Of course, there will always be leaks, but we minimized those by making this a priority during construction, and using a blower door test to detect any remaining leaks. (We tried to reach the airtightness for passive house standard, but didn't quite get there.)

### Continuous ventilation

The ventilation is always going, bringing fresh, filtered air into bedrooms and living area, and extracting air from bathrooms and kitchen. Heat recovery ensures that this is done without losing much energy. About a third of the total air volume of the house is exchanged every hour.

### Optimized sun exposure

The large overhangs in the front help keep the sun out during the summer, while the large windows toward the south help heat the house during the winter. Overhangs are not as effective towards the east and west, due to the lower angle of the sun, and you'll notice fewer windows in those directions.

### More comfort

The result is a house that keeps you comfortable year-round: no drafts, no cold walls, windows, or floors. The thick walls and triple-glazed windows also keep noise out. (And let you turn up the volume without bothering the neighbors.)

### Straw walls

Take a look in the office and check out the pictures of the house under construction, as well as the glass window into the wall (just to the left as you enter the office). You can see the walls are built using load-bearing wood framed straw panels from EcoCocon ([ecococon.eu](http://ecococon.eu)). Those panels were manufactured in Lithuania, loaded in a container, shipped through the Panama Canal, then trucked

from the port of Los Angeles. Besides being super-insulating, they also sequester a bunch of carbon, removing some CO<sub>2</sub> from the atmosphere.

Note that the EcoCocon panels meet strict fire safety requirements. From their website: "Contrary to popular belief, straw and wood buildings resist fire very well. The straw in our panels is compressed at a density of 110kg/m<sup>3</sup> (6.9 lb/ft<sup>3</sup>), leaving no space for oxygen that would fuel the fire. Straw has a high content of silica, a natural fire retardant. When burning, both materials create a charcoal insulation layer on the surface that protects them from flames."

Anders wrote a blog during the construction of the house, chronicling all the ups and downs. You can read all about it at <https://kanab.house>.

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## Contributors

A number of people contributed to the way this house looks and feels.

### Architects

Anders Kierulf (one of your hosts)

Bjørn Kierulf (<https://www.createrra.sk>)

Local architectural consulting: Robert Kaczowka (<https://mesadesign.net>)

### Builder

Cody Judd

### Landscaping

Trent Connor

### Photographs

The large photographs of Antelope Canyon in the living area and of Bryce Canyon in the bedrooms are by Martha Hale (@marthahale on Instagram), a family friend and cancer survivor.

The smaller photographs in the office are by Anders Kierulf, taken with an iPhone. Horseshoe Bend (<https://horseshoebend.co/>) and Navajo Bridges (<https://www.nps.gov/places/navajo-bridge.htm>) are a worthwhile day trip from Kanab. (See the Marble Canyon Loop in the tourist info folder.)

The large photographs are printed by Bay Photo using their Xpozer mounting system (<https://bayphoto.com/xpozer>). The smaller photos are printed on glass using Fracture (<https://fractureme.com>).

### Paintings

The triptych on the east wall was painted by Kristina Lenzi, a Utah artist and family friend (<https://kristinalenzi.com>).

### Pottery

The handmade mugs and bowls as well as the pendant lights were made by your host Sara Rich (see her SR initials at the bottom).

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## On departure

Checkout time is **11 AM**. Please let us know when you leave so we can coordinate with the cleaner.

Please leave the large blue **La Estancia pool key** and the green **garage door opener** on the kitchen counter.

Please close all windows and doors. Lock the doors to patio and backyard by pulling the door handle up all the way, then turning the knob.

Make sure the garage door is closed, then leave through the front door, just closing the door behind you.

Please send us a photo of any rock art you created in the art area:  
[host@kanabhouse.com](mailto:host@kanabhouse.com)

Please leave a **review** and tell your friends about this place.

Thank you for visiting! We hope you had a great time, and would love to see you again soon.

## Help us improve!

Is anything in this booklet unclear, wrong, incomplete, misleading, or missing? Did you miss anything in the house? Is something not working as it should? Please let us know so we can make it better, either for you or at least for the next guests.