

SURROUNDED BY BRICK, *Residence Clad with EIFS* *Cops Awards*



The award-winning house.

Exterior Insulation Finish Systems continue to gain market share and notoriety in areas of the country such as the Deep South, to a point where the technology is beginning to change the face of architecture in neighborhoods that have traditionally been comprised of brick homes. One such example is the Mill Creek residence in Colleyville, Texas, one of a number of homes featured in the 1993 Kaleidoscope of Homes, sponsored by the Builders' Association of Fort Worth and Tarrant County, Texas.

The first SMART house development in the nation, seven custom homes by some of the area's most prominent builders made their debut. Of the seven, six featured brick exteriors and one, the Mill Creek home designed and built by Newport Classic Homes, Inc., Grapevine, Texas, featured the Outsulation® System by Dryvit systems, Inc., West Warwick, R.I. After the final votes were re-

corded, the Mill Creek residence won eight of the nine awards for excellence designated by the builders' association, including "Best Exterior Design" and "Best Craftsmanship."

EIFS Receives Recognition

This marked the first time in the six-year history of the Kaleidoscope that one builder had captured so many first-place awards as well as a second in the "Best Innovative Design" category. "I chose an EIF system because it's different from the same old brick facades you usually see throughout this area," said Scott Simmons, president of Newport Classic Homes and designer of the award-winning Mill Creek home. "But more importantly, we knew from our past experience using this product that it would best lend itself to the elegant, Mediterranean design and insulation values we wanted to realize."

The plastering firm, CA Contract-

ing of Fort Worth, wrapped the Outsulation over 4,500 square feet of wall area. One-inch expanded polystyrene insulation board was adhesively attached oriented strand board and gypsum sheathing. The base coat was then embedded into Standard Plus Mesh for extra durability.

A number of shapes and architectural details were fabricated from the insulation board component off-site by Johnson County Foam in Burleson, Texas, and trucked to the project. Doug Miller, CA Contracting project manager, stated, "It's more money in terms of raw cost and materials to have it done off-site, but we're able to realize an immense savings on labor."

Inside and Out

The residence's exterior design included more than 2,000 linear square feet of shapes, including a cornice at the roof line and banding at the base of the residence, around each of the windows and between the first and second floors.

"This system allowed us the flexibility to economically incorporate a number of exterior design accents," Simmons said. "If we used brick for the exterior of this home, the final price would have been comparable."

The finish is a custom Newport Classic beige color that was spray applied and floated. The trim was finished with China White for the final design accent. "We are extremely proud of the recognition this EIFS home received, especially when you consider that more than 95 percent of the homes in this area are brick," Miller said. "Honors like these give EIFS added exposure and credibility

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in this market. We are already seeing a heightened awareness and interest in the technology.”

The award winning residence's interior includes five bedrooms, four living areas and 4½ baths. Walls of windows create indoor and outdoor living environments. A two-story foyer focuses on a spiral staircase and leads to a spacious, open multi-level design. Each room is designed with shape, form and function. The home has curved walls, high ceilings and custom appointments throughout.

As a SMART home, the residence featured numerous new products, new technologies and new innovative construction and design techniques. Highlights include a state-of-the-art automated home management system. Space-age control of appliances, utilities and special features from security to entertainment provide increased comfort and convenience and lower energy costs. □

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could result from lack of quality applications, using systems for inappropriate applications and using products that do not meet industry standards.

Whether you're a distributor or a contractor, sell on the merits of your service and your products and not on the cost of the system. As an industry, we must continue to improve quality, ensure proper design and accept nothing but proper applications.

Within the industry, we should all push in the same direction. We have much to gain. There is nothing else in the market today that can compete with EIFS, but if we allow substandard work, inferior installation techniques and inappropriate applications, the satisfaction level of the owner, architect or developer will deteriorate.

EIFS would then become a fading fad, not a growth industry. We have the opportunity to continue a long and mutually beneficial business relationship, but we must gain control through enforcement of proper installation methods.

These systems are extremely flexible in use, application and performance, but there are limitations. We know what those limitations are. Let's live with them. EIFS systems are great, but they are not magic! Sell the system for what it is and for what it can do—not what you wish it could do. The future of EIFS is in our hands. Let's improve our quality at all levels, and business opportunities will come our way for years to come. □

About the Author

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