Unattractive, Army Green Home Receives EIFS Facelift

Neighbors Now Green with Envy

In the words of new homeowner Sylvia Phillips, the house “looked like a misfit in comparison to the rest of the neighborhood.” The vertical wood panel siding of her home’s exterior was in poor condition, requiring continuous maintenance. The siding’s army green stain and the chipped paint of the brick foundation made the house look even more out of place next to the other homes in the exclusive Spartanburg, S.C., neighborhood.

Having seen many homes clad with an exterior insulation and finish system on her business trips to Atlanta, Phillips had already envisioned her house with the same technology. “Being an interior designer, I was drawn to the interior floor plan of the house knowing full well we would be able to cover the existing exterior,” Phillips said. “An architect overheard me talking about cladding my home with EIFS and told us to go with the Dryvit® Outsulation® System. After that professional confirmation of my thoughts, I never looked back.”

Soon after, Phillips called Noel Helms of Helms Stucco, Inc. in Spartanburg and discussed the project in detail.

“With the exception of redesigning the front entrance and building some retaining walls on each side of the house, the Phillipses wanted to keep the general size and shape of the home the same,” Helms said. “They opted to feature the shapes, textures and colors that the system offers.”

Helms started by mechanically fastening the 2 inch expanded polystyrene insulation board component of the system, manufactured by Dryvit Systems, Inc., West Warwick, R.I., directly to the 4,700 square feet of wood paneling. Once the insulation was installed, Helms and his crew sanded it to make the walls extra smooth and the corners...
crisp. Helms than shaped decorative quoins, caps, window sills and half rounds out of the insulation board and affixed and sanded them also.

“We wanted to give the house some architectural details, such as the arched windows, without the expense,” Phillips said. “Noel and the EIF system combined to meet all of our exterior design requirements.”

After the reinforcing mesh was embedded into the base coat, a textured finish in a custom apricot/peach color was trowel applied.

Two 10-foot long retaining walls constructed of cement block and coated with the Dryvit Sandblast finish gave the house some additional scale. Phillips stated that she and her husband lived in the house throughout the whole project. “Our routine and living arrangements were never upset. Three weeks and the job was finished.”

In addition to the aesthetic advan-
tages of the EIF System, the homeowners realized some energy efficiencies as well.

“Noel told me that if I went with [this particular system], I would be able to heat the house with a candle and cool it with an ice cube,” laughed Sylvia. “Of course you can’t do it that easily, but we were pleased to see that our heating and cooling bills stayed the same even though we increased our living area by more than 400 square feet.

“I think EIFS are light years ahead of other exterior materials like stucco,” Sylvia concluded. “We wouldn’t do anything differently. We absolutely love it.”

Evidently, many of the neighbors agree as the Phillips have received numerous positive comment on the exterior. “In fact, one neighbor who had moved away came back for a visit and thought it was a brand new house.”