

When is the cheapest solution also the best?

A motel investment property built on leased land has 18 years left on its ground lease, after which it is going to be torn down. But in the meantime, it needs to maintain an appearance consistent with the nationwide motel chain it represents. We recommended an EIFS (Exterior Insulation and Finish System) overcladding for this purpose. Normally we do not recommend EIFS. But in this case, the building had only vertical strip windows, and the substrate material is solid masonry. We worked with the contractor to develop a pre-fabricated application method. All the EIFS panels were manufactured off site in a shop, so the construction process went quickly and created minimal disturbance for the motel.

In another similar case illustrated below, we worked with a 127,000 sf apartment rental property in Virginia Beach that had a history of leakage.

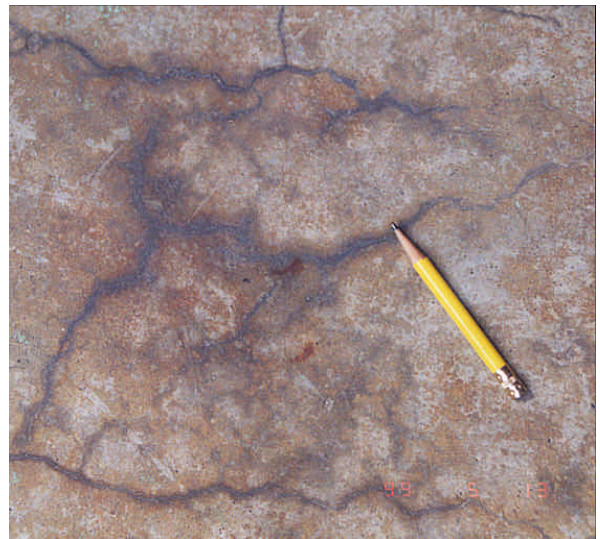


The original construction had concrete floor slabs exposed at the edges, a source of chronic leakage



Management had been "child-proofing" individual balcony guardrails as best it could. These rusted guardrails were replaced with new galvanized steel as part of the re-cladding.

Our water testing and exploratory openings showed that no effective flashings had been used in the original design, and that water was entering at the exposed edges of concrete floor slabs. In this case we recommended EIFS, because the exterior walls consisted of vertical panels of masonry.



Steel reinforcement in the balconies was starting to rust, causing cracks in the concrete. We used protective chemical inhibitors and coatings to slow the deterioration

The building had none of the conditions that are problematic for EIFS, such as window sills and horizontal ledges. Total project cost for the concrete restoration, re-cladding, replacing balcony handrails, and re-sealing the windows was less than \$7.60 per square foot of building.

New EIFS cladding has stopped all leakage and makes the building much more attractive to tenants in this community near the beach front.

