

Residential & Custom Homes
A PABCO® Success Story

Project:
Hunstad Homes

Location:
Arroyo Grande, California

Drywall Contractor:
Central Drywall

Products:
FLAME CURB®
MOLD CURB® Plus
PABCO® Flex
PABCO Glass® Sheathing
QuietRock®



Building a high-end quality reputation

Hunstad Homes teams with Central Drywall and PABCO® Gypsum long-term, to deliver distinguished custom residences on California's Central Coast

Arroyo Grande, CA

It takes years of success and dedication to earn the kind of reputation Kevin Hunstad enjoys in and around San Luis Obispo County, California. It takes years and astutely directed collaborative efforts by skilled associates, to design and build upscale homes that generate word-of-mouth referrals and repeat business year after year, even during the recent recession.

A cabinetmaker by trade, Hunstad has evolved from teaching woodshop full time while doing cabinetry work on the side, to home remodeling and, ultimately, building his first new custom home 30 years ago.



"A Hunstad Home gets the same PABCO products that we install commercially. Fire resistant drywall, moisture and mold resistance, soundproofing – PABCO has it all."

– George Silva, Owner
Central Drywall, Inc.



Diverse custom and spec Hunstad Homes reflect Kevin Hunstad's stylistic acumen inside as well as out, including distinctive interior design dynamics, and high-end quality construction utilizing PABCO® Gypsum drywall.



"The board makes a difference" when shaping radiuses in Hunstad homes, asserts drywall contractor George Silva. "We have to bend that board, and some boards may be a little heavier, a little thicker and not as easy to work with as PABCO Gypsum products." Silva has used PABCO® exclusively for the past 8 years.

"We've built about 325 homes since 1984," says Hunstad. Look through his company's diverse portfolio (www.hunstadhomes.com), and Hunstad's stylistic acumen is evident, inside and out. In 31 years, Hunstad has carefully culled contingent of architects, designers and subcontractors to ensure that his custom homes live up to expectations. It is through these strong relationships, world-class execution, and excellent reputation that Hunstad Homes continues to surpass the desires of his clientele and create spec houses that find buyers in short order.

Over the years, custom versus spec homes have been about a 50-50 split, although custom work dominated projects after the 2008 recession. "The market's coming back, but I'm limiting myself to 5-10 houses max a year," Hunstad declares. Historically, his homes have been in the 3,000 sq. ft. range, taking 5-8 months to complete, and pricing out at \$1 million to \$1.2 million, depending on the home's specific location.

Drywall contractor: to execute distinctive interior designs, 'the board makes a difference'

While creating an extensive variety of residential offerings, Hunstad Homes is also known for their distinctive interiors featuring radiuses, insets, beamed ceilings, curvilinear soffits and other stylish touches. The task of bringing all this to life falls largely on the shoulders of George Silva, the owner of Central Drywall, Inc. in nearby Grover Beach.

A 40-year drywall veteran, Silva opened his own business in 1993 and has been Hunstad's go-to drywall contractor for about 20 years.

"Kevin was one of my first builders," Silva says. "He builds nothing but quality houses. Hunstad's work and reputation is well known in the area; Kevin gave me a chance, and his support helped me move my business forward. PABCO was the first board on my jobs," Silva reveals. Although Silva has also tried other brands while working for various homebuilders and expanding into commercial projects, he has used PABCO® Gypsum products exclusively for more than 8 years.

Making a point the work has been consistently good and Silva's Central Drywall exemplifies Hunstad's focus on long-term relationships, Hunstad noted, "When you get a team that's working, I stay with it. A lot of builders put everything out to bid, but I just use the guys I know who do quality work."

Sometimes delivering Hunstad quality isn't easy. For instance: "Nooks and crannies make homes more interesting," Hunstad contends. "It's a bit more time-consuming, but George's people know what they're doing."

Silva goes further, citing radiuses. "We have so many radiuses. In many houses we'll do framing – we have benders and such – where we have to bend that board in order to make those radiuses. It's pretty intense. The board makes a difference; some boards are a little bit heavier, a little bit stiffer; or they're burned a little more, they cook a little longer – you know, that 'chalk'? Or the paper's a little different, a little thicker. Just any drywall won't do so I stay with a board that I don't have problems with."

PABCO variety, consistency pays on high-end residential as well as commercial projects

"PABCO is the first board on my jobs," reiterates Silva. He notes that his company grew fast and once built as many as 300 homes a year for area developers. Silva expanded into the commercial arena: schools, hotels, shopping centers, theatres, supermarkets and outlet malls, and fast food restaurant chains. Today, Central handles 75 homes a year plus commercial work.

"If it has to do with drywall, we get our hands on it. Because around here, in order to get the drywall you have to have the other trades: steel framing, T-bar, all of it. My license covers 'drywall-plus', so when a builder hires me, I bring in the rest."

Silva's willingness and ability to use PABCO® exclusively, is aided by long-term partner delivered by Westside Building Materials in Santa Maria.

"They have every kind of board for any installation, interior and exterior," Silva points out. A few exterior examples: PABCO® Gypsum sheathing, Exterior Soffit board, and "tough as nails" PABCO Glass® paperless Sheathing - a fiberglass reinforced product that meets and exceeds ASTM C1177 - and achieves the highest water and mold-resistance score possible when tested in accordance with ASTM D3273.

When asked about differences between high-end residential and commercial installations, Silva says, "Essentially, there isn't any. Fire resistant drywall, moisture and mold resistance, soundproofing - PABCO has it all. Commercial customers are very picky, and many of our projects are schools that, for example, must adhere to strict fire, health and safety regulations.

"You have to have good material. You can't have paper that's burning through or striking or shadowing. A Hunstad Home gets the same PABCO products that we install commercially."

Proven drywall options throughout Hunstad Homes

One of the most common interior products is fire resistant PABCO FLAME CURB® Type X for walls, ceilings and room partitions, curvilinear soffits and wall sections. All FLAME CURB products meet ASTM standard C1396, tested in a certified laboratory to ASTM E119.

Hunstad Homes also include PABCO MOLD CURB® Plus around bathrooms, custom hot tubs and other wet areas. MOLD CURB Plus is engineered with mold and water-resistant chemistry throughout to achieve the highest possible score when tested by third-party microbiological laboratories to ASTM D3273. They also have a fire-resistant, non-combustible gypsum core.

PABCO Ceiling Board, PABCO FLEX™ and other specialty products are well suited for different applications. "I will try different things," Silva acknowledges, "but even if it's cheaper, the guys in the field have to feel comfortable or I won't deal with it. We pretty much stick with what we know."

PABCO's QuietRock® line, specifically engineered to reduce sound transmission across a broad frequency range, is ideal for any room where sound privacy or reducing unwanted noise is the primary goal. QuietRock's patented EZ-SNAP technology allows Central Drywall installers to simply score, snap and hang the panel like regular drywall.

"We once used sound board but QuietRock® is easier and simpler. You get superior soundproofing with a single layer," Hunstad points out. PABCO's flagship QuietRock® 545, tested as high as with STC (Sound Transmission Class) 80, is also the choice for theater rooms in Hunstad Homes, as well as commercial cinemas, corporate media rooms and high-tech sound studios such as Sony Computer Entertainment's own PlayStation studios.

Further emphasizing QuietRock® effectiveness, Silva mentions a recent Central Drywall project involving three homes with helicopter pads. "They wanted QuietRock® around the entire house."

PABCO's handshake - 'better than a contract'

In addition to PABCO® products, Hunstad and Silva volunteered high praise for the firm and its representatives. "We visited their plant in Las Vegas and it was very impressive," Hunstad said.

Rusty Riley, PABCO's Central California Territory Manager, "is probably the best, most honest person I've ever met in over 45 years in the drywall business," Silva asserts. "He'll tell you how it is and how it will be, and won't renege on anything. That's very important to me. A handshake is a lot better than a contract with a man like that."

All of which points toward more teamwork among PABCO® Gypsum, Hunstad Homes, Hunstad's contingent of architects, designers and subcontractor Central Drywall, and dealer Fountain Building Materials, including a new residence for Hunstad himself. "I just sold my 5,500-sq. ft. house and downsized into a new one."



High-end: striking interiors set Hunstad Homes' residences apart, generating word-of-mouth referrals and repeat business for Hunstad as well as drywall contractor George Silva (Central Drywall) and PABCO® Gypsum products.



Insets, recessed areas, columns and more distinguish Hunstad Homes. Hunstad has called on George Silva (Central Drywall) when building custom and spec homes for nearly two decades. Over the past eight years, they have used PABCO® Gypsum products exclusively.



Kevin Hunstad's own recently sold 5,500 sq. ft. residence features zeroescape exterior plantings, a swimming pool with slide (in the rear) and, of course, Hunstad Homes' hallmark design dynamics and quality construction, using PABCO® Gypsum products.



While installing drywall products such as Type X FLAME CURB® and MOLD CURB® Plus throughout most of a Hunstad home, PABCO's patented QuietRock® gets the call for in-home movie theatres – just as it does for commercial movie houses and corporate installations such as Sony Computer Entertainment's sound recording studios.

About PABCO® Gypsum

A leading manufacturer of wallboard in the U.S. since 1972, PABCO® Gypsum is a division of PABCO® Building Products LLC, one of several subsidiaries that make up the Pacific Coast Building Products family of companies, serving customers coast-to-coast. PABCO® Gypsum's complete range of products incorporates numerous proprietary and/or patented fire, water, and mold resistant technologies. QuietRock®, the first and most technically advanced sound reducing drywall and accessories, became part of the PABCO® family in 2013. PABCO® Gypsum plants in Newark, CA and Las Vegas, NV have combined capability to manufacture over 1.65 billion square feet of board annually. For more information, visit www.PABCOgypsum.com.

PABCO Gypsum Products Mentioned in This Story:



Product Description:

FLAME CURB® family of gypsum panels are composed of a naturally noncombustible, fire-resistant gypsum core, reinforced with glass fibers that provide increased strength and enhanced fire-resistant properties. The core is wrapped in high quality 100% recycled facing and backing paper that will accept most decorative finishes. FLAME CURB® is intended for fire-rated interior walls and ceilings in residential or commercial construction.

MOLD CURB® PLUS combines the mold resistant chemistry of MOLD CURB® with the water resistant formulation of WATER CURB® to make dual mold and water resistant panel that provides the most enhanced mold and moisture protection available in a gypsum board product. MOLD CURB® PLUS is comprised of a naturally noncombustible, fire-resistant gypsum core. The core is wrapped in high quality 100% recycled facing and backing paper that is treated with mold and water resistant agents to inhibit the growth of mold and mildew. The facing paper will accept most decorative finishes.

PABCO FLEX™ gypsum panels are ideal for concave and convex surfaces in non-structural walls and ceilings. The unique thickness of our PABCO FLEX™ Drywall allows you to create a curved wall with a single layer application and feather the finish into an adjoining flat wall surface.

PABCO GLASS® Sheathing is ideal for commercial and residential applications where the product's performance will not be compromised due to extended exposure. PABCO GLASS® Sheathing can withstand extended exposure to normal weather conditions, up to 1 year, during construction. The combination of our proprietary glass fiber reinforced gypsum core encased in our distinctive orange, mold-resistant coated fiberglass mat facing provides added dimensional stability that resists warping, rippling, buckling, and sagging.

QuietRock® ES is the first sound reducing drywall that easily scores and snaps using breakthrough EZ-SNAP technology. QuietRock® ES has no paper, and no metal on the inside of the panel making installation a snap. QuietRock® ES delivers acoustical ratings of up to STC 55 on single stud construction. This patented product is easy to install and is ideal for residential and commercial construction.

Need more information? Visit www.PABCOgypsum.com to browse our complete product line, review technical specifications, download documentation, and more!