Fraser, Colorado has long been nicknamed “The Icebox of the Nation.” This town near the popular Winter Park ski resort has an average annual temperature of 34.8 degrees and regularly hits lows of minus-40 in the winter. So when developers began planning a new community in Fraser called Grand Park, energy efficiency for the 1,800 to 3,300 sq. ft. homes was a primary concern. Noise was also a concern, as the Union Pacific railroad runs through the Fraser Valley. Finally, the developers wanted to make the community with as many sustainable building products as possible.

The decision was made early on to only use the best products and create homes of unmatched quality in this area. “Grand Park is a real stand-out project in this market,” says Kirsten Laraby, Marketing Director at Grand Park. “The products we chose to use are the highest performing products in their industry.” Double insulated Semco Windows, clean burning Buderus Boilers, and energy efficient Warmboard radiant heating were among the brands chosen. When it came to insulation, the decision to use InsulStar® closed-cell spray-in-place polyurethane foam (SPF) from NCFI was “an easy choice,” says Project Manager Adam Myers.

“Myers noted that insulation systems other than SPF, like fiberglass and cellulose, especially when not installed perfectly, are susceptible to uncontrolled air leakage and air infiltration accounting for up to 40% of energy loss. In an area with especially harsh winters like Fraser, this uncontrolled leakage can contribute to premature building deterioration, condensation, spalling, ice damming, poor indoor air quality, and mold growth. Using InsulStar will not only reduce energy bills, it will eliminate the damaging air leakage. In addition, by forming a barrier that seals the walls to prevent air penetration, InsulStar® also helps block outside noise.

Myers also points out that using sustainable building products like InsulStar® lead to energy savings. “The environment and our impact on it has become increasingly important to our society, the same holds true for our company. This product aligns itself nicely with the values of our firm. It truly is a great match.”

Adam Myers believes Grand Park will set a new standard for homebuilders in the Fraser area. “We think that we’ve accomplished our goal,” he says proudly, “to raise the bar in both the valley and the market. You can visit any other development in the valley and we’re comfortable that you won’t find this level of quality, whether it’s the fixtures that we’re utilizing or what you can’t see behind the walls or in the roof system, like InsulStar®.” The first phase of Grand Park, Cozens Meadow neighborhood, is now being completed and the homes are already beginning to sell. Kirsten Laraby is confident that, as people discover all Grand Park has to offer, the community will grow quickly. “We are the closest major resort to Denver, and the easiest to get to. We have amazing recreation, a world class ski resort, and dramatic mountain scenery,” she says. By utilizing InsulStar and other sustainable building products of similarly high quality, a community of energy efficient homes is being created to make living there even more enjoyable.

Learn more at www.InsulStar.com or by calling 1-866-NSULATE (1-866-678-5283).
## About InsulStar®

InsulStar® is a nominal 2.0 lb/cu ft high density, closed-cell spray polyurethane foam (SPF) from NCFI Polyurethanes. It is a two-part liquid system that is sprayed in place and quickly expands to fill all gaps and voids. It then cures to form a fully adhered, solid, monolithic insulation envelope.

| EFFICIENCY | InsulStar’s R-value is above R 6.4 per inch, compared to fiberglass batt at R-3.5. Its ability to stop air infiltration and eliminate convective looping saves the homeowner an estimated 40% on energy bills. |
| GREEN      | In addition to its dramatic energy savings, InsulStar® is formulated with renewable agricultural resources and uses a state-of-the-art, sustainable building product blowing agent with zero Ozone Depletion Potential. NCFI Polyurethanes was awarded the 2004 Stratospheric Ozone Protection Award, an international award from the EPA for their work in developing SPF systems. |
| COMFORT    | The closed-cell, fully adhered structure of InsulStar® forms an air seal that blocks air infiltration, noise pollution, dust and pollen. The low moisture vapor permeance eliminates the need for any additional vapor retarders. This low permeance works to control moisture vapor movement, thereby eliminating the moisture accumulation necessary to support mold growth. InsulStar® is naturally able to inhibit the growth of bacteria, and fungus (mold) per the ASTM G-21 and E-1428 tests. The anti-microbial properties do not protect occupants of spaces insulated with InsulStar® from the effects of molds, mold spores, or disease organisms that may be present in the environment. |
| STRUCTURAL RIGIDITY | InsulStar also adds structural rigidity to the home. In a test conducted by the National Association of Home Builders Research Center, it was concluded that a 2x4 wall sprayed with polyurethane foam insulation had two times the racking strength of a wall filled with fiberglass batt insulation. |

From the carpet you walk on, to the warmth of your home in winter, to the sofa you and your family watch television on, NCFI Polyurethanes has been working hard since 1963 to make your world a more comfortable, secure, affordable place to be. You may not be aware of us, but our products touch millions of lives, and you can rest assured that we’re constantly working to make life easier and better for you and your family.

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Winner of 2004 EPA award for protecting the Earth’s ozone layer.