

NAHB The New American Remodel® 2023



BEFORE



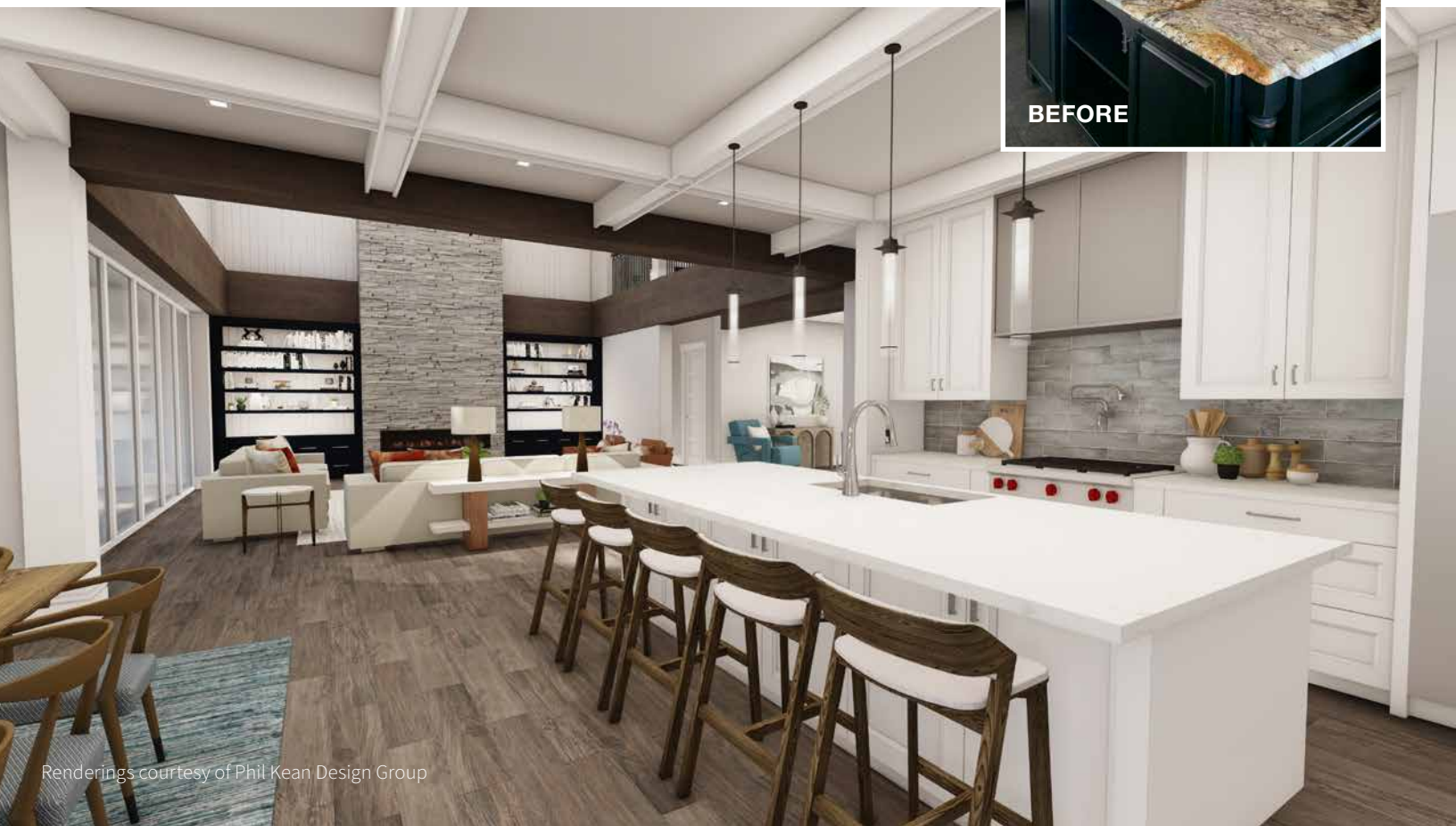
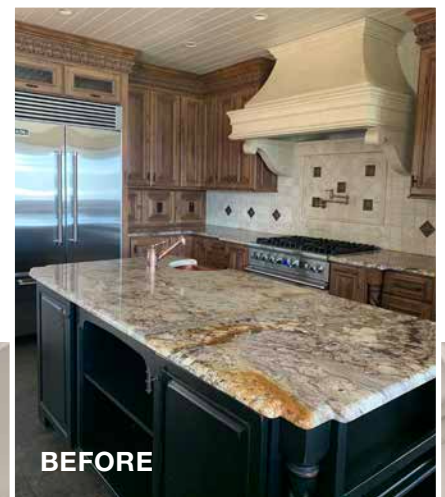
THE NEW AMERICAN REMODEL 2023

In 2022, our industry faced many challenges that affected the construction projects around the world. In Nevada an explosion of growth created a severe housing shortage with the state currently needing 80,000 affordable housing units to meet the demand. With existing inventory and housing shortages, along with the ongoing hot real estate market in 2021 and 2022, sellers were receiving multiple offers with most homes selling above list price. Most custom builders/remodelers felt pressured to slow down their production because of the high costs.

These challenges have presented a unique opportunity for the NAHB Leading Suppliers Council to showcase the transformation of a remodeled home that can be toured through a virtual platform.

Phil Kean Designs, owner of Phil Kean Design Group, oversaw the complete renovation of The New American Remodel 2023. This nationally recognized and award-winning firm specializes in luxury-contemporary residential architecture and has been responsible for designing and building many exhibition homes in the past, including The New American Home 2021.

The goal and expectation of The New American Remodel 2023 was to simplify the existing home layout to meet the needs of the new lifestyle trends. This remodel was designed to enhance the experience of living on a lake in Winter Park, FL. The homeowners wanted the exterior of the home to be reminiscent of their Chicago roots, so Phil Kean and the architecture team developed a transitional Midwest-inspired style. On the interior, they wanted to remodel the home to create better flow with an open concept to match current design trends.





ENERGY EFFICIENCY

Phil Kean Design Group worked with their building partners to produce a home that incorporates energy and material saving strategies from design through construction. Phil's design incorporated new techniques for tightening the building envelope by installing smaller, less expensive heating and cooling systems. Proving the efficiency of the system-engineering approach to construction, The New American Remodel 2023 has a projected HERS Index is 52, which is 48% more efficient than the construction of the average new home.

Understanding the interaction between each component in the home is paramount to the systems-engineering approach. From the anti-microbial agents in the Sherwin-Williams paint to the lustrous Kohler fixtures, Phil Kean has utilized some of the most energy efficient products to display in this remodel home. Throughout design and construction, the relationship between building site, envelope, mechanical systems, and other factors is carefully considered.



KOHLER®

As the recognized industry leader and best-known brand name in kitchen and bath, Kohler leads the way in design, craftsmanship and innovation.

KOHLER Tone kitchen faucet
DTV+ Digital Showering System
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Anthem two-outlet thermostatic valve control panel
Eir Intelligent Toilet
Real Rain
Veil Intelligent Toilet
Aquifer double cartridge water filtration system



Duration Exterior Acrylic Latex

Sherwin-Williams Duration Premium Exterior Coating is formulated with PermaLast® technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration is self-priming and provides a mildew-resistance coating. It requires just one coat for repaints and two coats for new work so exterior jobs get done fast.

Duration Home Interior Acrylic Latex

Sherwin-Williams Duration Home® keeps your busiest spaces protected. It contains anti-microbial agents* that inhibit the growth of mold and mildew on the paint surface and its' advanced stain-blocking technology helps hide old stains and allows most new ones to be wiped clean with water.



SCAN ME

LEARN MORE ABOUT THE IMMERSIVE EXPERIENCE

You will have exclusive access to a one-of-a-kind, immersive virtual experience for The New American Remodel 2023. This 3D virtual experience, presented in a collaborative effort between Scena and Openhaus, will provide the user an opportunity to navigate through this fully customized tour via their computer or mobile device. Users will virtually step inside the home to view innovative products, creative construction techniques and cutting-edge technology from our sponsors. The 3D Virtual Tour will be available in the Spring of 2023.

Learn more about our partners, see construction photos, interviews with the builder and more at [TNARH.COM](https://tnarh.com)