



CAMBRIDGE DRYWALL SERVICES LTD.

Project: _____

Date: _____

Drywall Finishing Process - Terms and Conditions

Finishing Gypsum drywall provides smooth surfaces that readily accept paint, texture finishes and wall coverings. For satisfactory finishing results, care must be taken to prepare surfaces properly to eliminate possible decorating problems commonly referred to as 'joint banding' and 'photographing.' These problems are usually caused by differences between the porosities and surface textures of the gypsum panel face paper and the finished joint compound and magnified using gloss paints. Then, when viewed in direct natural lighting, the joints and fasteners in painted walls and ceilings may be visible. Please refer to appendix A for industry standard levels of finish.

WARRANTY

Cambridge Drywall Services Ltd. ("Cambridge Drywall") certifies that all workmanship and material installed will be free of defect (as per industry standards) for a one-year period from the date of project substantial completion. This warranty applies only when the initial work takes place under "acceptable" conditions consistent with industry standards and as more fulsomely described herein.

THE FAILURE TO COMPLY WITH ANY OF THE CONDITIONS DETAILED HEREIN WILL AFFECT THE QUALITY AND WORKMANSHIP OF THE WORK TO BE COMPLETED BY CAMBRIDGE DRYWALL, AND IT WILL VOID ANY AND ALL WARRANTY AND SERVICE RELATED TO SUCH WORK.

The failure to comply with the following conditions will void Cambridge Drywall's warranty.

Climate

The structure must be enclosed and protected from all exterior elements including but not limited to; weather (rain, sleet, snow, hail, etc.).

It is the responsibility of the builder/contractor to ensure adequate heat and ventilation is present before, during and permanently after the installation of drywall.

Indoor air temperature and humidity must remain consistent prior, during and after finishing application. It is recommended that a minimum room temperature of not less than 40° F (4° C) be maintained during the application of gypsum board, except when adhesive is used for the attachment of gypsum board. For the bonding of adhesive, joint treatment, texturing and decoration, the room temperature shall be maintained at a minimum 55° F (13° C) for 48 hours prior to application and continuously thereafter.

It is critical to maintain adequate ventilation in the working area during the installation and curing period. When using a temporary heat source, the temperature shall not exceed 95° F (35° C) in any given room or area.

Previous applications of finish materials must be completely dry before making additional application of finish materials or beginning texturing. Protect ready-mixed joint compound and textures from freezing during storage.

Conditions should be maintained within the range of 13° C (55°F) to 21° C (70°F) and adequate ventilation must be provided.

Application Time

If inadequate time is allotted to the finishing of a project, the effect on quality will be evident. Drywall finishing is a time sensitive activity. Adequate time must be allowed in order to produce desired results under “normal conditions”.

By definition “normal conditions” refers to walls and ceilings being 8’ in height, proper heat and humidity, level 4 finish exceptions. Any variations to these conditionals will affect the finishing time of a project.

Drying Time

Provided that proper exposure to elements, supply of heat and ventilation, climate, temperature and humidity conditions exist, proper drying time is required to ensure a satisfactory finish. Refer to Appendix B for proper drying time requirements.

Substrate & Framing

The finished appearance and quality of drywall is highly dependent on the substrate it is applied to. Backup framing is inadequate when the wall or substrate drywall is applied to is not level or plumb. This will affect the finish of the finished surface. This can be caused by but not limited to;

- Out of square or level walls
- Substrate and framing are damaged.
- Items protruding from wall and pushing on drywall
- Excessive substrate exposure to the elements, inadequate temperature and moisture in walls

Primer Application Time

Applying primer sealer to finished drywall immediately after is a critical step in the quality process. For satisfactory finishing results, care must be taken to prepare surfaces properly to eliminate possible decorating problems commonly referred to as ‘joint banding’ and ‘photographing.’

Primer Quality & Dilution

Use of a high-quality primer/seal is strongly recommended. Paint/primer/sealer should NEVER be diluted with water or other liquids. When paint/primer/sealer is diluted, moisture is trapped and absorbed into the finishing compounds causing ‘joint banding’ and ‘photographing’. If dilution has occurred and ‘joint banding’ and ‘photographing’ occurs, this warranty is null and void.

Type of Paint

This warranty is only valid when flat, matte or eggshell paint is used. Use of Satin, Semi-Gloss or high gloss paint will void this warranty unless otherwise noted. The use of Satin, Semi-Gloss or high gloss paint is not recommended unless applied to a level 5 finished surface.

Damage to finished areas.

Once drywall been finished, damage to the surface that results in patching will diminish the finished look and quality. While a reasonable amount of “touchup work” is allowed, excessive patching and repair will void this warranty. Damage by others to finished surfaces is not a warranty item. This will result in added charges to repair.

CHECKOUT PROCESS

Our standard finishing process includes one "check out", where taping issues and minor trade damages are repaired. This is recommended after a primer coat has been applied to all finished surfaces and trim work has been completed.

The following steps outline the typical checkout process;

1. Taping/finishing is completed.
2. Primer/sealer is applied walls and ceilings (by others unless noted in quotation).
3. Complete prime check and sanding. 3 business days is recommended to complete this work. *
4. Other trades complete necessary work.
5. Final Check – This final check should be minor in nature. This will consist of minor trade damage, settlement and any missed workmanship issues. Any new drywall patching at this point due to other trades will be a chargeable item. **
6. Area released for final finishing.

*Review and approval of prime check is recommended by Owner/Representative and painting contractor.

**If CDS is directed to proceed with final check before other trades have completed their work due to schedule, CDS will not be responsible to repair any damages afterward. The Owner/representative and painting contractor are recommended to review and accept the finish. If additional painting work takes place, we deem our finish accepted and will be exempted from any additional patching, and all other costs relating to repair work.

These terms and conditions shall be construed and enforced in accordance with, and the rights of the parties hereto shall be governed by, the laws of the Province of Ontario.

The issuance of a purchase order, or any other acceptance of the corresponding quotation from Cambridge Drywall, shall be construed as an acceptance of these terms and conditions, and as such these terms and conditions shall, in the event of any conflict, supersede any other contract documents tendered subsequent to the Cambridge Drywall quotation.

Except as otherwise provided herein, the duties and obligations imposed by these terms and conditions, and the rights and remedies available hereunder, shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

Appendix A

Level of Finish

The Gypsum Association cooperated with several other trade organizations to draft a document that details the recommended levels of gypsum board finish. The following information summarizes that document, ASTM C 840-04, "Standard Specification for Application and Finishing of Gypsum Board."

Level 0

This level requires no taping, finishing, or corner beads. Drywall is left exposed.

You might specify this level of work from a contractor when you're going to do the finishing. Another example is an area where no decisions have yet been made on the ultimate finish.

Level 1

All interior angles and joints should have tape set into joint compound. The surface should be free of excess joint compound. Ridges and tool marks are acceptable.

At this level, fasteners are not necessarily covered. In some municipalities, this level may be called "fire-taping" if it meets the code requirement for fire resistance. This level of finish is generally utilized for non-public areas of a building, such as a garage, maintenance/utility rooms or attic.

Level 2

At this level, all interior angles and joints should have tape embedded in joint compound and wiped with a trowel or joint knife, leaving a thin coating of compound. Fastener heads, corner beads, and other accessories are covered with a coat of joint compound. Ridges and tool marks are acceptable, but the surface should not have excess joint compound. If joint compound is applied over the tape when it is embedded, this is considered a separate coat of compound to satisfy the requirements of this level.

Level 2 is sometimes specified when water-resistant gypsum backerboard is used as a substrate for tile. This level is sometimes specified for garages and other areas where appearance is not important.

Level 3

All joints and interior angles should have tape that's embedded in joint compound plus one additional coat of joint compound. Accessories and the heads of fasteners must be covered with two separate coats of joint compound. All joint compound must be smooth and free of ridges and tool marks.

For Level 3 and above, the prepared surface should be coated with a drywall primer that's compatible with the wallcovering, paint, or other decoration being applied to it. The application of primer, however, is usually outside the responsibility of the drywall installer and finisher.

Level 4

All joints and interior angles should have tape that's embedded in joint compound plus two separate coats of compound over all flat joints and one separate coat over interior angles. Accessories and fastener heads are covered with three separate coats of joint compound. All joint compound is smooth and free of ridges and tool marks.

Specify this level when you'll apply a light texture, wallcovering, or flat paints. Gloss and semigloss paints are not recommended over this level. The weight and texture of wallcoverings must be carefully considered to ensure that joints and fasteners will be adequately concealed. Wallcoverings that are lightweight, glossy, or have limited patterns are especially vulnerable to revealing imperfections in the surface.

Level 5

At level 5, all joints and interior angles have tape that's embedded in joint compound plus two separate coats of compound over all flat joints and one separate coat over interior angles. Accessories and fastener heads are covered with three separate coats of joint compound. A thin skim coat of joint compound is applied over the entire surface. The surface should be smooth and free of ridges and tool marks.

This level represents the highest quality of finish, and it is the one recommended where gloss, semigloss, or nontextured flat paints are used or where severe lighting conditions exist. It provides the most uniform surface and minimizes the possibility of joints or fasteners showing through the finish.

Appendix B

Drying Time

Standard drying times are based on evaporation of 4.5 kg (10 lb.) water Joint Compound per 76 m (250 ft.) reinforcing tape, corresponding to 1.6 mm (1/16) to Under Tape 2 mm (5/64) wet compound thickness under the tape. The drying times for thicker (or thinner) coats of wet compound between tape and panels will increase (or decrease) in proportion to the wet compound thickness. These drying times apply when the exposed surface of tape is bare or nearly bare, and when adequate ventilation is provided. A heavy compound coat over tape lengthens drying time.

Drying Time—Joint Compound Under Tape					
Temp.°C	16°	21°	27°	32°	38°
Temp.°F	60°	70°	80°	90°	100°
RH					
98%	18 D	12 D	9 D	6 D	4-1/2 D
97%	12D	9 D	6 D	4-1/2 D	3-1/4 D
96%	10 D	7 D	5 D	3-1/2 D	2-1/2 D
95%	8 D	6 D	4 D	2-3/4 D	2 D
94%	7 D	5 D	3-1/4 D	2-1/4 D	41 H
93%	6 D	4 D	2-3/4 D	2 D	36 H
92%	5 D	3-1/2 D	2-1/2 D	44 H	32 H
91%	4-3/4 D	3-1/4 D	2-1/4 D	40 H	29 H
90%	4-1/2 D	3 D	49 H	36 H	26 H
85%	3 D	2 D	34 H	25 H	18 H
80%	2-1/4 D	38 H	27 H	19 H	14 H
70%	38 H	26 H	19 H	14 H	10 H
60%	29 H	20 H	14 H	10 H	8 H
50%	24 H	17 H	12 H	9 H	6 H
40%	20 H	14 H	10 H	7 H	5 H
30%	18 H	12 H	9 H	6 H	4-1/2 H
20%	16 H	11 H	8 H	5-1/2 H	4 H
10%	14 H	10 H	7 H	5 H	3-1/2 H
0	13 H	9 H	6 H	4-1/2 H	3 H

RH = Relative Humidity D = Days (24 hr.) H = Hours