

9 Gypsum Wallboard

9.1 Gypsum wallboard surface is damaged or blemished.

Acceptable Performance Condition:

Interior finished drywall shall be free of surface blemishes and damage (dents and gouges).

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Drywall surfaces not meeting the acceptable performance condition shall be rectified unless noted during the walk-through inspection. Issues noted on the walk-through inspection are contractual matters that should be resolved by the builder and homeowner.

Blemishes, dents, and gouges resulting from actions of the homeowner are not covered.

Notes:

9.2 Gypsum wallboard corners are uneven.

Acceptable Performance Condition:

Gypsum wallboard corners shall appear generally even and uniform when viewed under normal lighting conditions from a normal viewing position.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Drywall corners not meeting the acceptable performance condition shall be rectified.

Remarks:

Minor waviness may be more apparent in corners that are not right-angled; this is acceptable.

Each wallboard corner is a site-finished detail, produced by hand, to contend with variations demanded by joining two or three planes into a visually acceptable installation.

Notes:

9.3 Interior wall or ceiling surfaces show cracks.

Acceptable Performance Condition:

Interior drywall shall be installed to minimize cracking of joints, corners, and corner beads. Drywall cracks are considered defects when they are:

- greater than 1/16 inch (2 mm) in width
- more than 12 inch (300 mm) long and greater than 1/32 inch (1 mm) in width
- tape separation is greater than 1/16 inch (2 mm) from the surface, or
- where bead separation is greater than 1/16 inch (2mm) from the surface.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Interior wall or ceiling surfaces not meeting the acceptable performance condition will be rectified.

Repeat claims will be evaluated by the warranty provider on a case-by-case basis.

Remarks:

Drywall cracks are associated with normal shrinkage of the framing components and are not warranted in that circumstance.

Drywall finishes within garages and unfinished areas are excluded from warranty other than as required by the *Alberta Building Code*.

Cracks are not unusual in drywall compounds at joints particularly at corners. Most cracks are the result of normal shrinkage or settlement and are not generally considered to be defects. Painting is the responsibility of the homeowner.

Builders' specific policies with respect to drywall repair will vary.

See Also:

8.5 Ceiling/wall corner separation has occurred as a result of truss uplift.

Notes:

9.4 Interior wall or ceiling surfaces show nail pops.

Acceptable Performance Condition:

Interior finished drywall (excluding garages and unfinished areas), shall be free from nail/screw pops that have broken the surface or are in a readily noticeable location.

A small number of nail/screw pops and other minor surface imperfections are normal and usually result from minor shrinkage of materials or normal settlement of the building and are not covered.

Nail/screw pops when viewed under normal lighting conditions and from a normal viewing position of 6 feet (1.8 meters) directly in front of the wall surface are unacceptable when:

- They are readily noticeable or
- They have broken the surface.

Five or more nail pops within an area of 1 square meter is considered to be excessive and requires filling, sanding smooth, and painting.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Drywall nail/screw pops not meeting the acceptable performance condition will be rectified to a paint-ready state.

Repeat claims will be evaluated by the warranty provider on a case-by-case basis.

See Also:

8.5 Ceiling/wall corner separation has occurred as a result of truss uplift.

Notes:

9.5 Ceiling/wall corner separation has occurred as a result of truss uplift.

Acceptable Performance Condition:

The junction of inside wall finishes and ceilings should be constructed to minimize wall/ceiling separation.

Variations exceeding 1/8 inch (3 mm) vertically between adjacent tiles are considered excessive.

This assessment should be made after the truss has settled.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Wall/ceiling junctions not conforming to the acceptable performance condition shall be rectified in a way that the condition does not recur or is concealed.

Repeat claims related to this defect will be evaluated by warranty providers on a case-by-case basis.

Remarks:

“Truss uplift” is a term often applied to a condition where the bottom chord of wood roof trusses bow or arch upward causing the ceiling drywall that is fastened to it to become separated from the wall finish. Differences in the temperature and moisture content between the top and bottom members of trusses can cause seasonal movement of the bottom chord.

The condition cannot always be prevented but can be controlled by good design, good attic venting and by “floating” the ceiling drywall near partitions.

Similar damage can occur due to downward movement of the wall as a result of settlement of interior wall footings or shrinkage of the framing lumber.

Where repairs are required, colour, finish or texture may not have an exact match.

Seasonal conditions may delay the timing of repairs.

Notes:

9.6 Gypsum wallboard finishes for short walls.

Acceptable Performance Condition:

On wall lengths of 4 feet (1.2 meters) or less the application of drywall corners and finish shall not deviate from the plane of the wall by more than 1/4 inch (6 mm).

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Short walls not meeting the acceptable performance condition shall be rectified.

Remarks:

Application of corner drywall finishes alter the plane of the wall and is acceptable. This situation is exaggerated on short walls and may be more readily apparent when viewed from an acute angle, or along the plane of the wall.

Caulking is an acceptable repair for gaps that may exist between finishes meeting the acceptable performance condition.

Notes:

9.7 Texture of painted gypsum wallboard varies.

Acceptable Performance Condition:

Surface texture should be generally uniform when viewed under normal viewing and normal lighting conditions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Painted gypsum wallboard not meeting the intended finish level description shall be rectified and repainted.

Remarks:

Wall and ceiling surfaces of gypsum wallboard consist of paper and joint compound. These materials accept paint finishes differently. Some variations in texture of the final finish may result and are normal.

Surface texture will vary dependent on the level of finish. Specifying the level of drywall finish is a contractual matter between the builder and homeowner.

Consideration should be given to the number of spot repairs, the level of drywall finish, and the colour of the builder-applied finish paint.

Spot and linear texture differences in painted surfaces are often a result of variation in the drywall substrate rather than the paint. Wall and ceiling surfaces of gypsum wallboard consist of paper and a joint compound. These materials accept paint finishes differently. The preparation of the drywall surface before applying finish paint establishes the level of finish. Variations in texture of the final finish may result and are normal within each of the specified drywall finish levels.

Consideration should be given to the following factors when selecting the appropriate finished surface quality of the drywall:

- Function of the space
- Cost of the finish in terms of value
- Type of final surface decoration applied (paint, textures, wall coverings, mirrors, etc.)
- Type of lighting, lighting intensity and angle of lighting

See Also:

7.26 Interior paint surface finish is inconsistent.

Notes:

9.8 Ceiling is uneven.

Acceptable Performance Condition:

Within a room or defined area, ceilings shall appear uniform when viewed under normal lighting and viewing conditions. Where an isolated sag, bulge or area of waviness is readily visible and not indicative of a structural issue, the variation from the specified plane shall not exceed +/-1/4 inch (6mm) over 4 feet (1.2 meters).

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Sags or waviness in ceilings greater than the acceptable performance condition shall be rectified.

Remarks:

It is not unusual to see undulation in dry-walled ceilings. This occurrence can be exaggerated by particular or critical lighting conditions and glossy finishes. Spray-applied textures and matte finishes minimize this condition.

In ceilings adjacent to roof trusses, ceiling drywall may employ a “free floating corner” detail that may appear as unevenness along an edge. This is a design solution to the issue of truss uplift and is acceptable.

Notes:

9.9 Ceiling finish exhibits variation in texture or pattern.

Acceptable Performance Condition:

Within a room or defined area, the ceiling finish texture or pattern shall appear generally uniform when observed under normal lighting conditions from a normal viewing position.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Ceiling texture not meeting the acceptable performance condition shall be rectified.

Remarks:

Ceiling texture is a site-applied finish. Variation is inherent to the process and minor variation in texture is normal.

Repairs shall be similar in colour and pattern to the original ceiling finish. Some variation in the colour and texture should be expected.

A localized repair is acceptable.

Notes:

9.10 Water from melting frost in unheated attic spaces has appeared on finished surfaces in the interior of the home.

Acceptable Performance Condition:

Water from melting frost in unheated attic spaces shall not appear on finished surfaces in the interior of the home.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Where the integrity of the ceiling air/vapour barrier has not met the acceptable performance condition, the barrier and any resulting damage due to water ingress shall be rectified.

Remarks:

During periods of extended cold weather, moisture from the living space or outside sources carried by air movement can accumulate as frost on the underside of roof trusses and sheathing. The degree of frost accumulation is related to the relative humidity of the house air, the rate of air movement into the attic and the length of the cold spell. When temperatures rise above freezing, this build-up may melt faster than the attic's ventilation system is able to exhaust the accumulated moisture.

Homeowners have a responsibility to mitigate damage by reducing humidity levels in their homes during cold weather. Although builders can minimize the moisture reaching the attic by ensuring the air/vapour barrier is as continuous as possible, air leakage into the attic cannot be completely eliminated. Even a small air leak can deposit a significant amount of moisture over a long cold spell if the moisture content of the air is high.

Attic spaces shall be designed and constructed with an air/vapour barrier to minimize the migration of moisture laden air from the interior of the home into the attic space.

Repeated opening of the attic access or leaving the access unsealed causes increased humidity which can contribute to this condition.

Notes:

9.11 Frost is accumulating on the underside of roof sheathing or trusses.

Acceptable Performance Condition:

Water vapour carried by air movement in the attic will condense on the underside of roof sheathing and trusses as frost; this is acceptable.

Warranty Coverage:

This is not a defect unless its cause can be attributed to another defect.

Claim Response:

None.

Remarks:

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See Also:

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Notes:
