

DRYWALL CONTRACTORS ASSOCIATION OF NEVADA

DCAN-SW

Representing Nevada, Arizona, and California

**Industry Recommended
Job Scheduling for Drywall
and
Paint**

Customer Service Booklet

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Comments on Levels of Finish for Drywall and Paint

Industry Recommended Job Schedule for Drywall and Paint

I. Level of Finish

It is important that the subcontractor and builder work together to clearly specify what Level of Finish is desired, and to clearly understand the limitations of each level - please refer to the 2017 DCAN 5 Levels of Drywall and Paint Finish Booklet which is an excellent and easy to understand explanation of industry standards related to the finishing and painting of interior drywall surfaces.

II. Job Scheduling – Typical Level 3 Finish (2000-2500 sqft 1 story or small 2 story)

It is very important to allow proper time to complete each step in the finishing process of drywall. Also, please pay attention to the notes section for more information.

- **House should be Dried In prior to stocking drywall.**
- **Windows should not be set prior to stocking drywall.**
- **Roof should be Loaded a minimum 72 hours prior to hanging drywall.**
- **Framer is responsible for Framing Quality Walk. The drywall sub is not a licensed framer and is not qualified to walk houses with Levels prior to hanging. Framers will be back charged if drywall needs to be removed or repaired due to framing.**
- **If blown insulation is used in ceilings, this should be done and dry prior to hanging.**

Day 1 -	Hanging: RC install if specified. Note: House Dried In – Roof Loaded
Day 2 -	Hanging
Day 3 -	Hanging
Day 4 -	Drywall Scraping, Metal Trim Install, Quality Walk, Nailing Inspection
Day 5 -	Drywall Finishing (tape joints, 1 st nails, detail, 1 st metal)
Day 6 -	Drywall Finishing (2 nd coat joints)
Day 7 -	Drywall Finishing (3 rd coat joints, 2 nd nails, 2 nd Angles, 2 nd metal) / DW Touch Up)
Day 8 -	Sand / Quality Walk
Day 9 -	Prime (Ceilings for Level 3, Whole House for Level 4)
Day 10-	Texture and Muck

Day 11- Pre Paint Post Texture Pickup Day: (texture pickup, sand walls, caulk angles, knockout electrical boxes, clean floors)

Drywall Schedule Notes:

- **For each additional 1000 square feet livable above (2500sqft) add 1 day for hanging and 1 day for taping**
- **Winter Months with Colder Temperatures: Must Allow Time for Compound to Dry Between Coats - a minimum of 1 extra day in the winter for dry time (see attached dry time chart)**
- **Level 4 Finish requires 1 extra day over a typical Level 3 Finish**
- **Level 5 Finish requires several additional days over a typical Level 3 Finish**
- **Portable propane heat is not recommended to accelerate dry time due. Propane heat releases additional moisture into the air, which in many cases is detrimental to the finishing process.**
- **PVA primers not recommended prior to texture. Use an approved drywall product made for this purpose.**
- **Door trim drop ok on day 11, do not install or drop trim prior to day 11.**

Day 12-13: Install all doors, trim (except hard floor areas), and stair rail systems. Make sure all trim nails properly set. Broom Sweep Floors prior to paint

Day 14-15: Production Paint Prep (prep base and trim, masking – could be 1 day if not 2 tone)

Day 16 – Production Paint (prime doors, run flat wall, prime enamel areas, sand/ 2nd prep door casings)

Day 17 – Production Paint (paint enamel areas, finish 2-tone, cut back flat areas, clean up)

Install cabinets and all trade work complete

Pre Flooring Drywall Pickup and Final Builder Quality Walk (all trades done, including countertops, and hot power check complete).

Flooring Installation - Door Jambs straight cut within 1/8” in hard surface areas

Post Flooring Drywall Pickup (minor drywall repairs caused by flooring subs fixed, hard floor base and trim painted)

Final Roll Coat (Doors, Trim, and cut in lines complete)

Homeowner Walk (Buyer will see corner to corner freshly painted walls)

Allowing the proper amount of time to complete the job is very important and will improve quality and minimize customer service issues.

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