

DRYWALL CONTRACTORS ASSOCIATION OF NEVADA

DCAN-SW

Representing Nevada, Arizona, and California

Please Help Your Subs Paint Back Into the Black

Painting prices average between \$2-\$3 per living square foot for typical interior / exterior paint in residential construction across the US. This may be shocking to you since Vegas is well below this. In fact, Vegas is actually the lowest priced painting market in the entire nation. This is great for homebuilders in Vegas, however the low prices are hurting subcontractors who want to provide high quality paint finishes while still being profitable. If builders want to continue to enjoy these low prices, we need to work together to make this happen by adhering to the scheduling and industry standard information listed below. **This will not cost you more money and will improve the quality of finish in your home.** Note: the schedule below picks up after texture – we also have a complete drywall schedule available.

1. Pre Paint Post Texture Pickup Day:

The Drywall sub needs one day immediately after texture and prior to the Production Coat of paint for texture pickup, sanding the walls, scribing or caulking the angles, knocking out electrical boxes, and cleaning up the floors. If the drywall sub is not given this day and is forced to work around cabinet installation, electricians, plumbers etc. then steps get overlooked or skipped, which can create quality issues later.

2. Production Coat of Paint - Do Not Order Until:

- a. **ALL Doors, Trim, and Finished Handrails are installed.**
- b. **House is Broom Swept or Vacuumed.**
- c. **Cabinets are not installed.**

If a door or handrail is not up when the Production Coat is ordered, the sub will have to make a separate trip to mask and paint these items. Further, if cabinets are installed prior to the Production Coat of paint, the sub has to mask all the cabinets prior to spraying. Believe it or not, if the sub has to make special trips back to the house to paint doors, trim, or handrails, or if the sub has to mask around cabinets, they will lose money on the entire house period. These paint budgets are that tight. This extra work is not part of the contract. Also, if the house is not properly swept, then dust may get over the drywall surfaces as paint spray applied, which effects the overall quality of finish in the home.

3. **ALL Trades (except flooring) complete ALL work** – Trade damage occurs during this time. All of this *standard* trade damage will be repaired during the **Pre Flooring Drywall Pickup**. This is all part of your contract.

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4. **Pre Flooring Drywall Pickup and Builder Walk – Do Not Order Until:**

- a. **ALL trades done (including countertops) except flooring.**
- b. **House is hot checked (power on).**

Builder quality control personnel or superintendents mark the items for repair. The drywall sub will do a complete drywall repair in the home at this time. We will fix every hole and all trade damage, then walk again with the builder when complete. It is in the best interest of all parties to do this all at once, with the same repair crew, versus making multiple trips with different patch guys over the course of construction.

5. **Flooring Installation** – Tile, Carpet, Wood flooring installed at this time. Note: there is more potential damage to flooring when the sub is asked to make repairs over the top of flooring with drop clothes etc. versus coming in and masking the whole area when the Final Roll Coat is applied.

6. **Post Flooring Drywall Pickup and Builder Walk**

The sub will mask the floors as needed in preparation for the Final Roll Coat. The drywall sub will repair any minor trade damage (should be little to none) created by the flooring sub. Builders take final look at the home prior to the Final Roll Coat being applied. It is in all parties interest to get all repair areas dialed in now, before the Final Roll Coat.

7. **FINAL ROLL COAT – do not schedule until you are DONE. We mean DONE!**

- a. **ALL** patching is complete.
- b. **ALL** trades are out of the house – including all flooring subs.
- c. **ALL** builder walks are complete.

This is a big deal. **The whole concept of the FINAL ROLL COAT is that the homebuyer will see a fresh corner to corner paint job when they walk their new home.** If repairs are made after the final roll coat; then the blue tape comes out, then the bickering starts about the paint not touching up, then a corner to corner repaint is needed. If you don't give the sub a PO for the repaint, your sub loses money on the entire house period.

Notes on Final Roll Coat: This covers the main living areas of the home, not closets and other out of sight areas. Final Roll Coat is only cut-in to base and ceiling with Level 4 or 5 paint colors specified (See DCAN 5 Levels of Drywall and Paint Finish Booklet).

8. **Homebuyer Walk:** Unless there is something glaringly wrong with the paint, in which case the builder and sub will meet to address, the homebuyer will do their final walk and be greeted with a fresh Final Roll Coat, that is untouched and has not been patched. This is the best scenario for your home buyers.

Other Important Comments:

Your Specification and Contract: It is important to require the correct Level of Finish in your contract to get the desired result. (See – Attached DCAN 5 Levels Booklet). DCAN offers a free seminar on how to specify the appropriate Level of Drywall and Paint Finish. We are happy to come to your office, with all your subs, for a Power Point presentation and interactive discussion to assist in getting your drywall and paint specification dialed in based on texture type, paint color, and paint sheen. We will help you value engineer your specification to get the highest quality finish for the lowest cost.

Paint Grade: Most production homes are painted with Production Grade paint. Generally speaking, this paint is lower in quality than the tract home paint we used 10 years ago. It does not touch up. So, the Production Grade paint is worse, while the homes we are building now are mini-customs that are 2-3 times more expensive and feature hand textures and two tone paints with darker colors etc. We suggest specifying a better grade of paint, typically called Professional grade. It is marginally more money per bucket, however your labor cost is the same. The Professional Grade paint will help mitigate touch up issues and give your home a richer, deeper paint finish.

Evaluation: It is very important that all parties, including homebuyers, understand the Industry Standard related to evaluating Drywall and Paint Finishes; Stand 5' away, perpendicular from the surface, with normal lighting conditions and then evaluate the finish (See - attached DCAN Get Away from the Wall Letter sent out previously). Believe me, we understand that homebuyers are very picky now. It is our common goal to meet their expectations. That being said, it is still very helpful to educate buyers on the 5' standard, then work from there to make them happy.

If we all work together to follow the guidelines outlined above, your homebuyers will always be walking into a freshly painted home with no patches, and you will not have received charges for trade damage repairs from your drywall / paint subcontractor. It is a win-win! Don't think it will work? Get with your subs and do a few test houses to see for yourself!

Please contact your drywall and painting subcontractor to go over this information.