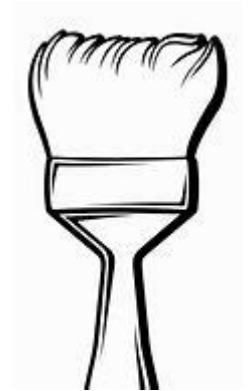


Final Paint Roll Coat and Touch Up

In 2017 DCAN published the *DCAN 5 Levels of Drywall and 5 Levels of Paint Finish Customer Service Booklet*. The booklet highlights the need to consider the Texture Type, Paint Sheen, Paint Color, and Paint Type prior to determining what Level of Drywall Finish to Specify. This information is now in wide use and has been very helpful to homebuilders, subcontractors, homeowners, and other industry personnel.

Regarding the Paint Level of Finish; the booklet states that the final coat of paint in a Level 4 or 5 Paint Finish should be applied by roller, or back rolled in a spray application, after all trade damage, repairs, touch up etc. are complete in the home. This process provides a fresh corner to corner paint job over patches and repairs so that *paint touch up* is minimized prior to final walk through, thereby delivering the best possible paint finish for the homeowner.



Based on information and site visits, it appears that some builders are including the above described final roll coat in their scope of work, however in the field the schedule is such that *repairs* are occurring after the paint subcontractor has completed the final roll coat. In this case, the subcontractor and homebuilder find themselves in the same situation with *repaired* areas requiring another corner to corner coat after the final walk, which is not contemplated in the original scope of work.

By including the final roll coat in their scope of work, homebuilders are taking measures to deliver the best possible paint finish to their buyers, so **it is very important for the homebuilder superintendents and paint subcontractors to work together to make certain that the final coat of paint is not scheduled until the home is truly ready.** This is what the homebuilders are paying for and the level of quality homebuyers are expecting.