

DRYWALL CONTRACTORS ASSOCIATION OF NEVADA

DCAN-SW

Representing Nevada, Arizona, and California

Spoiled Texture – Already Applied

DCAN has been occasionally contacted regarding a home or building in which spoiled texture has been applied. Spoiled texture typically does not present a health risk, however it does have an objectionable odor much like sour milk.

Getting rid of the spoiled texture smell is oftentimes a difficult process. For this reason, DCAN recommends that each company educate their spray men on this issue and instruct them not to spray any texture that has an odd or sour odor. If spoiled texture has been applied, it can typically be mitigated by implementing one of the measures listed below. Also, it is usually much better to work on this problem prior to painting if possible.

The easiest and most cost-effective approach is Item 1. If this is not effective, then Item 2, painting the areas with an oil-based primer, is usually next. This method has been highly effective. Items 3-6 are presented as other methods to consider, however are typically costly.

Getting Rid of the Smell - Methods

1. Spray all textured areas and floors with **Odor X Last Resort Counteractant or Odor X Liqui Zone (less powerful products like Fabreze can be attempted first if desired)**. Open all windows and doors. Place large fans in home to pull outside air through the home and let it ventilate. Repeat the process once per day for at least 2 days or more as necessary. If HVAC available, turn the forced air unit on fan mode and install a new filter. Place large fans in home to pull outside air through the home. This method allows the spoiled texture to off gas and ventilate. Close up the home and replace the air filter again.
2. Paint all affected areas with oil based Kilz (or similar product). This method encapsulates the spoiled texture and has been highly effective in reducing or eliminating the odor.
3. Contact your local equipment rental yard and inquire about renting Ozone Generator. These devices are designed to remove the smell by killing bacteria with ozone. Typically a home can be treated in one day, with the Ozone Generator being used about 2-3 hours per room.
4. Contact air purification or remediation companies and ask about the Bio-Enzyme treatment. This process usually can be done in a weekend.
5. Remove the texture and re-texture the house. This process involves rewetting the texture and scrapping it off the drywall. Then spraying the drywall with Febreze as described in item 1 above.
6. Replace the Drywall. This is obviously the last resort and very expensive and time consuming.

If you have any questions please contact the DCAN office.

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