

DRYWALL CONTRACTORS ASSOCIATION OF NEVADA

DCAN-SW

Representing Nevada, Arizona, and California

“You Cover It, You Bought It – Really?”

When you buy a car and the engine fails, do you go back the guy who painted it and demand he fix it? You don't because the painter did not build the engine. Ok, that is an extreme example. But consider the “You Cover It You Bought It” concept in relation to framing and drywall.



First, the drywall subcontractor is not a licensed framing subcontractor.

Do you as a home builder want a non-licensed framer inspecting the framing and noting deficiencies in your newly constructed home? Does the Nevada State Contractors Board want our industry to have drywall subcontractors, who are not licensed in framing, quality checking new homes with levels and trying to determine if the home meets industry standards? Or, would it be more sensible to have the experts, the licensed framing contractor, who is hired by the homebuilder, and already under contractual relationship with the homebuilder, to conduct a real Quality Walk and manage the Corrective Action in noted deficiencies.

Second, the drywall subcontractor has no leverage with the framer. Assuming the drywall subcontractor does walk the home with levels and manages to identify some areas of concern, then what? The drywall subcontractor tells your superintendent, then he calls the framer, then the wait begins. This process costs the homebuilder days of time in the schedule, which of course is money. Then, if the house is not quickly fixed by the framer, which many are not, then the drywaller is told to hang the house. Then we get into “You Cover It You Bought It” and the argument commences, more delays for repairs and repaints, is this PO work? etc.

There is a better way. It is simple. You as the builder have all the leverage needed to require that the framing subcontractor do a legit and thorough Quality Walk and Corrective Action prior to turning the house over to the drywall subcontractor. **It needs to be very clear in your scope of work and contract with the framer that the Framing Subcontractor will do a thorough and complete quality walk in every home prior to turning the house over to drywall, and that the framer will be responsible for cost if drywall needs to be removed or repaired due to framing issues.**

The point of this letter is not to stick it to the framer. Rather, it is to get these houses right, on plane, and straight so the homebuyer gets the best possible finish product. You Cover It You Bought It is barking up the wrong tree. We are proposing that builders make it clear, as part of the contract, that they willing to pay for a real Quality Walk conducted by the framer, with accountability on the back end. Again, we are seeking to get the best possible home, and do the job right, the first time, by having each trade accountable for their own work. This will ultimately lead to improved quality at little to no increased cost to the home builder.

Published March, 2020

dcansw.com