The Power of Our Voices

10th Annual Arizona AHMA-PSW Conference & Expo
February 20-21, 2019

“DRYWALL, STUCCO & PAINTING OH MY!”
DRYWALL, STUCCO & PAINTING OH MY!

Today’s Speaker: JULIO CASILLAS
General Manager, TWD
DRYWALL TEXTURES

Application Methods

Spray

VS.

Hand Applied

Orange Peel

Splatter

Knockdown

Level 5 and Skim Coat
DRYWALL REPAIR WORK

Types of Damages

- Water Damage
- Settling Cracks
- Vandalism
- Standard Maintenance
DRYWALL REPAIR WORK

How to Assess and Repair Water Damage

- Kilz
- Remove Baseboard
- Cut out drywall
- Add insulation as needed
- Add backing as needed
- Add new drywall
- Tape and texture
DRYWALL REPAIR WORK

How to Assess and Repair Settling Cracks

- Remove old tape
- Add backing as needed
- Mesh taping
- Coating(s)
- Texture

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DRYWALL

How to Assess and Repair Vandalism

• Cut out drywall (square out) if needed
• Remove loose debris
• Add backing as needed
• Add new drywall
• Tape and texture
DRYWALL REPAIR WORK

How to Assess and Repair Standard Maintenance

• Use of caulk for hairline cracks
• Use of a grout sponge
• Use of spackling
• Use of 1” putty knife up to 6”
• Use of taping knife
STUCCO REPAIR WORK

Most Common Finishes to Arizona

- Spanish Lace Finish
- Monterey/Santa Fe Finish
- Sand Finish
- Synthetic Finish
STUCCO REPAIR WORK

Types of Damages

- Water Damage
- Settling Cracks
- Vandalism
- Faulty Stucco
- Standard Maintenance
STUCCO REPAIR WORK

How to Assess Water Damage

• Look for gaps in the stucco

• Check for sprinklers spraying on the stucco

• Make sure weep screed is clear (no debris)

• Look for peeling, humps, de-bonding, cracking
STUCCO REPAIR WORK

How to Assess Settling Cracks

- Look for separating stucco over 1/16”
- Look for separations around window and door frames, plumbing penetrations
- Look for separations at stucco stop and weep screed
STUCCO REPAIR WORK

How to Assess Vandalism

• Holes
• Dents

Commons Causes:

• Woodpeckers
• Vehicle intrusion
• Homeowner DIY projects gone wrong
STUCCO REPAIR WORK

How to Assess Faulty Stucco

- Bubbling
- Peeling
- Sheeting
- Falling stucco
- Soft stucco
STUCCO REPAIR WORK

How to Assess Standard Maintenance

• Cracking
• Voids
• Separations
• Window and Door Settlement
• Lack of Paint
SOFT STUCCO TESTING

What is it and how is it done?

- Screw driver or pick is inserted into stucco to determine the strength
- Pushing on the actual stucco to see if it flexes or crumbles
- Sections can be visually seen if stucco falls apart on its own
- Lab testing is a last resort
WATER INTRUSION TESTING

What is it and how is it done?

- Water test the area(s) in question
  - Start low and go high
- Monitor water damage inside the home during the test
- Cut out drywall for inspection purposes
- IR technology if available
STUCCO REPAIR / PUT BACK

Application Steps

• Cut out affected area of stucco down to studs if possible.

• Determine if black paper (water proofing membrane) has been affected or compromised in any way.

• If black paper needs to be replaced, apply new paper to flash underneath the existing paper to create the proper drainage plane. Acceptable material in lieu of black paper would be Rain Busters or Bithuthane.

• Secure new foam by nailing on to the studs or plywood backing.
  • Tip: It is not a bad idea to water test repairs at this point.

• Apply new chicken wire or metal lath.

• Apply new pre-mixed stucco material to affected area and coat evenly. Be sure to go past the transition point.

• Apply new texture to match surrounding surface.
STUCCO REPAIR / PUT BACK

The Power Of Our Voices
TWD offers full-service capabilities with our in-house crews to assist you with repairs and needed maintenance at your housing facilities. Established in 1996, we have never lost sight of offering our customers a level of service and expertise that is parallel to none. We look forward to working with you more, and hope that you will keep us in mind for your next project.

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