

# SUPERIOR DRYWALL, INC.

*Quality, Integrity, and Service since 1979*



Last week we posted a FAQ referencing cracks, screw pops, etc., which often occur in new homes and explained that the primary cause is shrinkage and movement of lumber. While not occurring in every house it occurs often enough to be an industry wide problem which can affect not only drywall but flooring, trim work, caulking, and more. In extreme cases it can be a homeowner's (and contractor's) worst nightmare. Through our experience and research we have learned that there are ways to lessen the likelihood and/or severity of the problem that we believe the public needs to know.

#1: Moisture is your enemy. After a heating season your framing will probably have a moisture content of 13 to 14 percent. We often see readings of 25 to 30 percent when we check framing particularly in winter. You can guess what happens as moisture content reduces 10 to 15 percent. Prior to covering, moisture test your framing and if you get multiple readings over 19 percent, don't cover it. In summer it should air dry relatively quickly. In winter you may need to insulate the house and run your central heat system until the readings come down.

#2: In winter you must maintain a temperature of 55 degrees or more from drywall start to move in and only your central heat will keep the humidity levels where it needs to be. space heaters, while better than nothing, do not reduce the excess humidity released by drying joint compounds. the sooner your central heat is on, the better.

#3: Where possible avoid attaching drywall directly to framing at spots prone to movement, using specialty products designed for this purpose.

#4: Where possible and/or practical, use engineered lumber products. these tend to be much more stable than typical dimensional lumber.

#5: Hire a drywall contractor familiar with the problem who will be proactive about reducing it and prompt to correct it if it occurs. We can recomend one!

**“Quality you can depend on ... People you can trust.”**

*Serving the Delaware & Maryland Eastern Shore*

**302-934-8951 • 302-732-9800**



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