



SERVING THE OKANAGAN SINCE 1973

Ceiling & Drywall Finish Guide

Helping You Choose the Right Finish for Your Home

"Transforming spaces one wall at a time."

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Ceiling Options: Textured vs. Plain

Ceiling Type	Pros & Cons	Cost
Textured	✓ Hides imperfections ✓ Adds decorative style ✓ Quicker & lower cost ✗ Harder to repair seamlessly ✗ Harder to clean ✗ Less modern appearance ✗ Painting is trickier	\$0.75 - \$0.85 / sq. ft.
Plain (Smooth)	✓ Clean, modern look ✓ Easy to paint & clean ✓ Higher resale appeal ✓ Fits any style ✗ Shows imperfections easily ✗ More labor/cost for flawless finish ✗ Cracks more visible	Included in base finish

Homestead Drywall Recommendations:

- **Main Living Areas & Kitchens:** We recommend plain (smooth) ceilings in these areas, as cracks are most likely to show in high-visibility spaces where natural and artificial light highlight imperfections.
- **Garages:** Typically finished with textured ceilings, as they provide a cost-effective and practical option. However, please note that garages often lack consistent heating. As a result, warranties may be void if the space does not maintain the required minimum indoor temperature of 15°C (59°F).

Warranty Information:

Warranty Coverage

- **1-Year Standard Warranty:** Covers defects in workmanship such as nail pops, cracks, seams, and settling defects, repaired at no cost within one year.
- **Condition:** Warranty coverage applies as long as the home maintains consistent indoor heat of at least 15°C (59°F) throughout the warranty period.
- **Limited Warranty for Textured Ceilings:** Repairs are patching only. Texture matching may not be seamless. Structural quality is covered, cosmetic perfection is not.

Drywall Finish Levels

Homestead Drywall is here to help you choose the right ceiling and wall finish for your project. We back all work with clear warranty coverage.

Finish Level	Pros & Cons	Cost
Level 4	✓ Standard for most residential & commercial work ✓ Cost-effective compared to Level 5 ✓ Looks good under normal lighting ✓ Works well with flat/low-sheen paints ✗ Imperfections may show under harsh lighting ✗ Not recommended with semi-gloss, gloss, or enamel paints ✗ Seams or banding can show in raking light	Included in base finish
Level 5 Skim Coat (Upgrade)	✓ Highest quality finish available ✓ Perfectly smooth, uniform surface ✓ Best for critical lighting (windows, spotlights, skylights) ✓ Required for semi-gloss or gloss paints ✓ Increases resale appeal in high-end spaces ✗ Higher cost due to extra skim coat & labor ✗ Longer project timeline ✗ Not always necessary for standard areas with flat paint & average lighting	\$0.85 - \$1.00 / sq. ft.
Level 5 Painting (Upgrade)	✓ Premium paint finish for flawless appearance ✓ Ideal under strong lighting or with glossy paints ✗ Higher cost due to premium paint labor & materials	\$0.75 - \$0.85 / sq. ft.
Level 6 - Veneer Plaster Finish (Premium Upgrade) *see note	✓ Ultra-smooth, flawless appearance ✓ Highly durable and resistant to dents, scratches, and humidity ✓ Premium, timeless look for upscale homes or commercial spaces ✓ Adds significant resale and design value ✗ Significantly higher cost due to materials and skilled labor ✗ Longer drying and curing times ✗ Not necessary for standard residential applications	\$20 - \$30 / sq. ft.

*NOTE: Homestead Drywall does not provide veneer plaster services directly but is happy to recommended trusted contractors who specialize in this premium finish.

Expansion Joints in Stairwell Areas

Proper expansion control is essential to prevent cracking from structural movement in stairwell areas.

Requirements:

- Expansion joints must be installed in all stairwell ceilings and walls where framing spans exceed standard lengths or where structural movement is expected.
- The customer must select one of the following finishing options for expansion joints:
 - **Baseboard Trim Finish:** Clean aesthetic, visible line, suitable for painted or detailed trims.
 - **Trim-Tex Drywall Bead Finish:** Minimal appearance, blends with drywall finish, provides flexibility for movement.

Warranty Implication:

- **No warranty coverage** applies for cracks, separation, or defects in stairwell ceilings or walls if expansion joints are not installed.
- When expansion joints are properly installed and finished, standard **1-year workmanship** warranty applies to the surrounding drywall areas.

Location	Requirement	Finish Options	Warranty Coverage
Stairwell (walls & ceiling)	Expansion joints must be installed to allow for structural movement.	- Baseboard trim finish - Trim-Tex drywall bead finish	- No warranty if joints omitted. - Standard 1-year coverage applies with proper installation.

Expansion Joint Finish Options:

Baseboard Trim Finish (Example)

Example of baseboard trim used as a horizontal expansion joint between stairwell levels. Provides a clean visual break and flexibility for structural movement.



Trim-Tex Drywall Bead Finish (Example)

Example of Trim-Tex drywall bead used as an offset expansion joint. Provides a seamless, paint-ready finish while allowing movement and preventing cracks.



Comparison Summary:

Baseboard Trim Finish

- **Best Used In:** Decorative stairwells or visible transitions
- **Visual Style:** Defined trim line between drywall sections, provides a clean visual break
- **Durability:** Allows for slight movement between floor levels while preventing surface cracks
- **Maintenance:** Easy to repaint and maintain over time
- **Warranty Note:** Covered under 1-year workmanship warranty when installed correctly

Trim-Tex Drywall Bead Finish

- **Best Used In:** Modern smooth-wall applications or where a seamless finish is desired
- **Visual Style:** Seamless painted surface with hidden joint
- **Durability:** Flexible bead design absorbs building movement and prevents cracking
- **Maintenance:** Minimal upkeep required; ideal for contemporary homes or offices
- **Warranty Note:** Covered under 1-year workmanship warranty when properly installed