



### **Texture Delamination: Causes and Preventions**

Delamination of texture on drywall surfaces is an expensive and apparently increasing problem. Job site investigation of this problem reveals not one cause, but several.

It is our experience that major contributors to texture delamination are (1) job conditions, (2) somewhat recent changes in paint formulations, (3) inadequate paint specifications, and (4) improper application of paint products.

Drywall finishing products are, by nature, somewhat soft materials. They are formulated to be sandable in order to produce the desired smooth surface suitable for decoration. Textures used to decorate drywall are likewise relatively soft, absorbent products formulated to facilitate clean-up. Consideration must be given to the nature of these products and how they are used, when paint products are specified and applied.

First, the drywall finishing compounds and textures must be applied under the proper job conditions and must be allowed to dry properly. Since these products are moisture sensitive, the paint products should provide some degree of protection against the penetration of moisture. Hence, enamels (over sealers) have normally been specified in areas subject to higher levels of moisture. Typically, texture delamination is not a problem in enamel areas.

Assuming the textured drywall surface is sound and dry and the paint product is properly applied, texture delamination will not occur. The delamination occurs only when one or more of the following takes place:

1. The textured drywall surface has not been allowed to dry properly due to improper job conditions or scheduling.
2. Over-thinning of paint and/or exceeding recommended mil thickness coverage.
3. Application of paint under improper job conditions which allow excessive re-wetting of the substrate due to poor drying conditions.
4. Application of successive coats of paint products before "prime" or prior coats are dry.
5. Re-wetting of the surface from another source, such as leaks or excessive use of water, during clean-up.

We have not been successful in reproducing texture delamination without one or more of the foregoing factors being present. Typically, however, we are notified or consulted only after the problem occurs and often cannot identify which of the causes, or combinations of them, have occurred.

It should be noted that we recommend that all finishing and decoration of gypsum drywall should be done at minimum temperatures of 50° F from beginning to end, allowing each coat to dry before applying successive coats. This recommendation is consistent with drywall industry recommendations, ASTM specifications and most paint manufacturing companies.

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