

Scope of Work

2195 Elmwood Avenue

Interior Drywall — Living Room Ceiling Repair, Orange Peel Texture Match

Prepared May 2026

Repair water-damaged ceiling drywall in living room (approximately 80 sq ft) following roof leak repair. Remove and replace damaged drywall sections, float and finish to Level 4, match existing orange peel texture, apply PVA primer. Occupied home — enhanced dust containment required. Confirm framing condition and insulation status before proceeding.

Scope of work

- Install ZipWall dust barrier at living room entry and protect flooring with rosin paper before work begins.
- Remove damaged ceiling drywall sections (approx. 80 sq ft) and inspect framing and insulation above for moisture or mold.
- Install 1/2-inch drywall on ceiling at 16-inch framing. Tape, mud, and sand joints and fasteners to Level 4 finish.
- Apply orange peel texture to match existing ceiling throughout living room. Blend texture at perimeter to minimize visible transition line.
- Apply one coat PVA primer over new and skim-coated drywall before handoff to painter.
- Protect existing light fixture, ceiling fan, and HVAC vent during work. Reinstall to original condition.
- Final cleanup, debris removal, and inspection walkthrough with owner.

Materials and selections

- Drywall: 1/2-inch Type X or standard, per framing condition.
- Joint compound: setting-type base coat, then all-purpose finish coats.
- Texture: spray orange peel to match existing living room ceiling. Contractor to test match on inconspicuous area before full application.
- Primer: PVA drywall primer — one coat over all new and skim-coated surfaces.

Contractor verification items

- Inspect framing and insulation above damaged ceiling section. Confirm no active moisture source, mold, or structural damage before closing with new drywall.
- Confirm framing spacing (16 or 24 inches on center) before selecting drywall thickness.
- Confirm existing texture type and test patch on inconspicuous area before committing to full texture application.
- Confirm window casing condition — protect existing casing at adjacent wall. No trim work included.

Hidden condition handling

- If mold-like material is found: stop work immediately, do not close wall, and notify owner for separate remediation assessment.
- If insulation is damaged or displaced: document and provide separate quote for insulation repair before drywall is installed.
- If framing damage beyond minor repairs is found: stop work and quote structural repair separately.

Exclusions

- Paint and finish coat — painting is a separate scope (drywall contractor delivers PVA primer-ready surface only).
- Mold remediation, if required by inspection.
- Insulation repair or replacement.
- Ceiling fan, light fixture, or HVAC work beyond protecting and reinstalling in place.
- Drywall work in rooms other than living room ceiling.

Change-order triggers

- Mold, active moisture, or unsafe framing found during demo.
- Framing spacing is 24 inches on center and requires 5/8-inch drywall rather than 1/2-inch.
- Texture match requires more than two test patches or extensive feathering beyond initial scope area.