SPECIFICATION: DRYWALL

Hughston Homes: Georgia & Alabama Operations

Version 1.4

READ WITH: This Specification states the materials, reference standards, and methods for the drywall Work. It is governed by the Master Subcontractor General Requirements and is paired with the Drywall Scope of Work. All documents are read together.

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Hughston Homes
Builders

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ARTICLE 1 Purpose and Relationship to Other Documents

This Specification states the materials, reference standards, and execution requirements for all interior gypsum board (drywall) Work, hanging and finishing of walls and ceilings, for Hughston Homes.

This Specification is governed by the Master Subcontractor General Requirements and is paired with the Drywall Scope of Work. In the event of a conflict, the order of precedence stated in the Master Subcontractor General Requirements governs; where requirements overlap, the more stringent governs; and the SUBCONTRACTOR shall immediately seek written clarification and direction from the CONTRACTOR for any perceived conflict in the language of these documents before proceeding.

ARTICLE 2 Reference Standards

The following standards are incorporated by reference and govern at the points in this Specification where they are invoked. Where a standard has been superseded, the current edition applies.

Standard	Title / Subject
Applicable residential code (IRC)	Wall and ceiling finishes; garage / dwelling separation (R302.6) and its supporting construction. Georgia operations: 2024 IRC with Georgia amendments; Alabama operations: the adopted Alabama residential code.
ASTM C1396	Standard Specification for Gypsum Board (regular and Type X).
ASTM C840	Application and Finishing of Gypsum Board (installation, fastening, finishing).
ASTM C475	Joint Compound and Joint Tape for Finishing Gypsum Board.
ASTM C1002	Steel Self-Piercing Tapping Screws (drywall screws).
ASTM C1047	Accessories for Gypsum Wallboard, corner bead, edge trim, control joints.
Gypsum Association GA-216	Application and Finishing of Gypsum Panel Products.
Gypsum Association GA-214	Recommended Levels of Gypsum Board Finish (Levels 0 to 5).
Gypsum Association GA-600	Fire Resistance and Sound Control Design Manual (rated assemblies).
Manufacturer instructions (USG / GP)	Product-specific application and finishing guidelines for the board and compound used.

ARTICLE 3 General Material Requirements

The SUBCONTRACTOR shall furnish all drywall material, board, joint compound, joint tape, corner bead, and fasteners. All materials shall be delivered new, dry, and defect-free, in original labeled packaging, and stored per Article 5.

The SUBCONTRACTOR shall not substitute any CONTRACTOR-specified material unless it is replaced with a product equal in quality, utility, and substance and approved **in writing** by the CONTRACTOR's Purchasing Manager.

All gypsum board shall be manufactured in the United States. Board containing phosphogypsum[1] is not acceptable and shall not be used on any Hughston Homes site.

ARTICLE 4 Materials Schedule

4.1 Gypsum Board

Material	Requirement
Wall board	½″ regular gypsum board, ASTM C1396, at interior walls (unless the plans require greater).

[1] Phosphogypsum is a byproduct of phosphate-fertilizer manufacturing. Like natural gypsum it is calcium sulfate, but it is slightly more radioactive and may carry trace impurities; for that reason Hughston does not permit gypsum board made with it. Use natural-gypsum board manufactured in the United States.

Material	Requirement
Ceiling board	⅝″ gypsum board, ASTM C1396, at all ceilings (helps resist sag).
Garage board	⅝″ gypsum board throughout the garage; ⅝″ Type X (or equal) at the garage / dwelling separation and wherever a fire-resistance rating is required (Article 11).

Wet-area tile backer (Dens-Shield / cement board) and exterior porch/patio ceiling board are not part of this scope, they are provided by the tile trade and the siding company, respectively.

4.2 Finishing Materials & Accessories

Material	Requirement
Joint compound	Ready-mixed vinyl joint compound per ASTM C475, Sheetrock All-Purpose (ready-mixed) or CONTRACTOR-approved equal.
Joint tape	Paper reinforcing joint tape per ASTM C475 (or the type recommended by the board manufacturer).
Corner bead, inside	Paper reinforcing tape at inside corners and 45° angles (no flex bead).
Corner bead, outside square	Non-corrosive metal corner bead per ASTM C1047, fastened with nails.
Corner bead, outside bullnose	Plastic bullnose (rounded) corner bead per ASTM C1047, installed per the manufacturer.
Adhesive / sealant	Construction adhesive / gap sealant, Great Stuff Pro Wall & Floor Adhesive or approved equal.

4.3 Fasteners

Material	Requirement
Board screws	Type W (coarse-thread) steel drywall screws per ASTM C1002 to 1¼″ for ½″ board; 1⅝″ for ⅝″ board. Board is fastened with screws.
Corner-bead nails	Gypsum board nails per ASTM C514 / code, sized to the assembly; used to fasten metal corner bead.

ARTICLE 5 Storage and Handling

Stock gypsum board only after all close-in inspections, including insulation, are complete or as approved by the Construction Manager. Keep all board dry; where stored outside, keep it off the ground on a level platform and fully protected from weather and direct sunlight.

Place dead loads over bearing walls and run board perpendicular to the joists; do not concentrate load, do not load any floor area to more than 40 lb/ft², keep no single pile greater than 12″ high, and place no more than two (2) stacks per room, with temporary support where required. Never lay drywall flat on a structural wood floor; set board on wood blocking over concrete to prevent moisture wicking; and do not drop board while stocking.

Do not install board that has had prolonged contact with moisture; remove and replace any board that is water-stained, softened, or shows edge swelling before it is hung.

ARTICLE 6 Environmental Conditions

Do not begin drywall until the building is fully protected from the elements and the insulation inspection has passed. Maintain heating, ventilation, and de-humidification so the building is at a stable temperature and humidity suitable for hanging, finishing, and drying; keep this equipment operational at the end of each day and return thermostats to 68°F on leaving.

Maintain a minimum of 50°F during joint finishing and until each coat is dry and allow each coat of compound to dry thoroughly before applying the next. Take care when placing heaters, use noncombustible material under heaters, do not place them directly on wood floors, and rotate locations to avoid over-drying one area.

ARTICLE 7 Fastening

Fasten gypsum board to the framing with screws per ASTM C840 and the manufacturer's recommendations, approximately 6″ on center at edges and in the field (about seven (7) screws per stud on walls and eight (8) per ceiling truss). Maintain a minimum ⅜″ fastener edge distance; seat fasteners to dimple the paper without breaking it; do not overdrive; and do not install board without proper backing. Fasten metal corner bead with nails.

Use the floating-corner (floating-angle) method at interior corners: omit fasteners within 8″ of an intersecting wall or ceiling and let the abutting board hold the edge, to reduce corner cracking from framing movement. This does not apply where a fire-rated or structural assembly requires fastening at the corner, there, follow the listed pattern.

All fastening shall comply with applicable code and FHA / VA requirements. Hughston's Georgia & Alabama product line does not use shear walls; where a plan indicates one, fasten per that structural schedule.

ARTICLE 8 Board Application

Install ceiling board before wallboard. On two-story homes, hang in the sequence upper-floor ceiling, upper-floor walls, main-floor ceiling, main-floor walls. Hang the long dimension of the board perpendicular to the framing; joint at tapered edges and do not place butt ends against tapered edges; stagger joints on opposite sides of a partition; hold panels loosely butted and neatly fit with a maximum ⅛″ gap; and hold board ½″ to ⅝″ up from the floor.

Cut board by scoring and snapping (or sawing) from the face side, cutting both face and back paper; rasp rough edges. Neatly cut openings for outlets, switches, fixtures, and piping to a tolerance covered by normal plates and escutcheons without additional taping or caulk. Do not break drywall within 8″ of the outside edge of any window, door, or opening.

Finish tight to window and door frames. Wrap and bead non-cased and bi-fold openings; extend drywall and corner metal to the sub-floor at bi-fold and bypass door openings.

ARTICLE 9 Corner Bead & Trim

Corner treatment is by corner type: paper reinforcing tape at inside corners and 45° angles (no flex bead); non-corrosive metal corner bead at outside square (90°) corners, fastened

with nails; and plastic bullnose corner bead at outside rounded corners, installed per the manufacturer.

Install corner bead fitting neatly over the corner, checked for straightness with a level, then treat with joint compound and reinforcing tape as specified for joints, feathering the compound 8″, 10″ each side. Fold inside-corner tape lengthwise and fit it neatly into the corner. Hold corner bead 1/16″ down from the lid on high and rake walls and ½″ up from the floor to prevent popping during settlement. Fasten corner-metal-wrapped beams 8″ o.c. to preclude popping.

ARTICLE 10 Joint Finishing & Finish Levels

Finish all joints, inside corners, and fastener heads with a three-coat system per ASTM C840: prefill gaps; embed the tape in a thin uniform layer of compound not less than 3″ wide, centered over the joint; when dry, apply a second (fill) coat not less than 6″ wide and feathered; when dry, apply a finish coat feathered not less than 12″ wide; then sand to a uniform, smooth surface, taking care not to scuff the face paper. Inside closets and pot shelves shall be finished to a first-class condition.

Levels of finish are defined by Gypsum Association GA-214:

Level	Description
Level 0	No taping, finishing, or accessories required.
Level 1	Joints and interior angles taped and set in compound; surface free of excess compound. Typical in concealed areas (e.g., above ceilings).
Level 2	Tape embedded and one coat over tape, fasteners, and accessories.
Level 3	Two coats over tape, fasteners, and accessories; for medium/heavy texture. Not for smooth flat-paint walls.
Level 4	Three coats (embed + two) over tape, fasteners, and accessories; for flat paints and light textures, the Hughston smooth painted-wall standard.
Level 5	Level 4 plus a skim coat over the entire surface; for gloss/enamel paints and severe (critical) lighting.

Hughston standard finish: walls to Level 4; ceilings finished smooth and spray-applied; no textured or acoustic surfaces; the garage finished to match the rest of the house. Ceilings and walls shall be free of visible joints and other defects; any tape that photographs through the finish shall be re-done, and angles caulked to eliminate cracking.

ARTICLE 11 Fire-Resistance & Sound Assemblies

Provide ⅝″ Type X (or equal) gypsum board at the garage/dwelling separation and its supporting construction, and at any wall or ceiling assigned a fire-resistance rating, in the thickness, layers, and fastener pattern of the listed assembly (per IRC R302.6 and the referenced Gypsum Association GA-600 / tested assembly). Take construction details for a specific rated assembly from the listing or the Plan Documents.

Where the Plan Documents require sound control, provide the tested assembly (board type, resilient channel, and sealant) called for; seal the perimeter as required to achieve the rating.

ARTICLE 12 Tolerances, Inspection & Acceptance

Finished walls and ceilings shall be flat, smooth, and free of visible joints, ridges, tool marks, nail pops, and other defects, ready to receive the specified finish. Finished ceilings shall not sag more than ¼″ in 8′-0″, and surfaces shall be free of hairline cracks, nail/screw pops, and shadowing; these are correctable defects during the warranty service visit. Baseboard areas shall be 100% free of debris, bows, humps, dips, and visible defects. Back-cut and tape the board at hold-downs, plumbing pipes, and straps to prevent bulges; tape and float all pipes and stub-outs.

The SUBCONTRACTOR shall monitor its own inspections, present the completed Work for inspection per the schedule, and correct any deficiency within the time allowed. Work that does not meet the specified finish, tolerances, or fire-resistance requirements shall be removed and replaced or refinished at the SUBCONTRACTOR’s expense. Acceptance follows the inspection and payment provisions of the Master Subcontractor General Requirements.

SUBCONTRACTOR	**CONTRACTOR: Edgar Hughston Builder, Inc. (d/b/a Hughston Homes)**
_____ Authorized Signature / Date	_____ Authorized Signature / Date
_____ Printed Name / Title	_____ Printed Name / Title
_____ Company Name	_____ Company Name