Aesthetically pleasing and durable options for finishing walls and ceilings

Aesthetic Assemblies SA-933
Determining the appropriate finish for an interior building area can involve many factors, such as location, acoustical performance, cost, durability, application and desired aesthetics. Ideally, the appropriate finish will complement the architectural design.
This brochure provides information on how to: determine the appropriate level of finish.

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An area that receives little light or attention, such as a commercial garage or a plenum area above a ceiling, probably merits a less expensive finish than a residential living room.

In a garage or plenum area, drywall joints might only be taped but not finished, while in a living room the specifications might call for joint compound, primer and skim coat for the highest quality finish. A textured finish might be used to cover surface imperfections in one application, while in another it might be deemed unacceptable. And finally, the corners themselves can receive different treatments.

To determine how to finish an interior wall or ceiling, consider these factors:
- Level of finish
- Decorative finish
- Corner treatment
Definitions

“Levels of Finish” is an industrywide set of requirements for surface treatment or preparation relative to the type and angle of surface illumination from both natural and artificial lighting, the paint and method of application, and the type and finish of wall-covering material specified as the final decoration. Intended usage can also affect level of finish. For instance, temporary construction, garages or attics might require a lower level of finish.

The level of finish designates how and to what level joints, interior angles, fastener heads, and accessories are treated with (or without) joint compound. Each level also details whether tool marks and ridges are acceptable and if a drywall primer and/or skim coat is required to achieve the desired quality of finish.

**Important Terms**

**Critical Lighting**
A condition where interior surfaces are flooded by natural or artificial lighting (e.g., from large windows or skylights) at an oblique angle, exaggerating surface irregularities. Gloss, semi-gloss, and enamel finishes highlight surface defects, while textures hide minor imperfections. Generally, the more critical the light, lighter the texture, or glossier the paint, the higher the level of finish will be required.

**Drywall Primer**
A paint material specifically formulated to fill the pores and equalize the suction difference between gypsum board surface paper and the compound used on finished joints, angles, fastener heads, and accessories and over skim coatings. A standard drywall primer is applied undiluted as a first coat to the entire prepared gypsum board surface prior to decoration with gloss, semi-gloss and flat latex wall paints and texture materials.

**Joint Photographing**
The term used for the shadowing of the finished joint areas through the surface decoration. To reduce the occurrence of joint photographing, the surface is treated with a combination of drywall primer, skim coat, or drywall primer-surfacer.

**Primer-surfacer**
An alternate to the traditional drywall skim coat that combines the joint compound skim coat and the drywall primer into a single application. Spray-applied like paint, primer-surfacer costs less, is applied faster, and may result in fewer callbacks.
Definitions

**Skim Coat**
A thin coat of joint compound, or other specially manufactured material for this purpose, applied over the entire surface to fill imperfections in joint work, smooth paper texture, and provide a uniform surface for decorating. Excess compound is immediately sheared off, leaving a film of skim coating compound completely covering the paper. There is very little surface buildup.

**Wall Covering Primer**
Another type of drywall primer used prior to the application of wall coverings to minimize damage if wall coverings are removed. These materials are white, self-sizing, and water based.

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<th>Application</th>
<th>Treatment</th>
<th>Appearance</th>
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<tr>
<td>0</td>
<td>Temporary construction, undetermined decoration</td>
<td>No taping, finishing or accessories required</td>
<td>Plain drywall</td>
</tr>
<tr>
<td>1</td>
<td>Plenum areas above ceilings, attics, areas normally not visible</td>
<td>All joints and interior angles are set in joint compound, tape and fastener heads need not be covered with joint compound</td>
<td>Tool marks and ridges are acceptable</td>
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<td>2</td>
<td>Garages, warehouse storage, places where surface appearance isn't critical</td>
<td>All joints and interior angles have tape embedded in joint compound and are immediately wiped to leave a thin coating of joint compound over the tape, fastener heads and accessories are covered with one coat of joint compound</td>
<td>Tape should not be visible at this stage, surface should be free of excess joint compound, tool marks and ridges are acceptable</td>
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<td>3</td>
<td>Areas where heavy texture finishes or commercial-grade wall covering will be applied</td>
<td>All joints and interior angles have the thin layer of wiped compound, and one additional coat of joint compound applied over all joints and interior angles, fastener heads and accessories are covered with two separate coats of joint compound</td>
<td>All joint compound should be free of tool marks and ridges, drywall primer required prior to application of final finishes</td>
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<tr>
<td>4</td>
<td>Areas where residential-grade wall coverings, flat wall paints or light textures are to be applied</td>
<td>All joints and interior angles should have tape embedded in joint compound along with the thin layer of wiped joint compound, two separate coats of joint compound shall be applied over all flat joints and one separate coat of joint compound applied over interior angles, fastener heads and accessories are covered with three separate coats of joint compound</td>
<td>All joint compound should be free of tool marks and ridges, drywall primer required prior to application of final finishes</td>
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<tr>
<td>5</td>
<td>Areas where gloss, semi-gloss or enamel paints will be applied or where critical lighting conditions exist</td>
<td>All joints and interior angles are treated to same level as level 4 finish, with an additional thin skim coat of joint compound or material designed especially for this purpose over the entire surface (such as primer-surfacer)</td>
<td>All joint compound should be free of tool marks and ridges, drywall primer required prior to application of finish paint, highest quality finish, most effective way to provide uniform surface and minimize possibility of joint photographing and fasteners showing through final decoration, required where gloss, semi-gloss, enamel or non-textured/flat paints are specified, or when critical lighting conditions exist</td>
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For areas where an even higher level of finish is required, a plaster system provides a smooth, durable, monolithic finish. For more information, see the following brochure:

Plaster Systems (SA920)
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Phillips Plastics Custom Molding Facility
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