

## LATH & PLASTER DELAMINATION ADVISORY

Dear Customer

During the course of business we have entered thousands of homes... many very nice homes, but almost all are 75 years or older. Many have had significant and necessary electrical and plumbing upgrades. What we are noticing in San Francisco is that nearly none of these older properties have addressed the issue of old lath and plaster delamination, especially in regard to ceilings.

### ***What is Delamination?***

Delamination is a problem that occurs in lath and plaster construction. Nearly every home built before 1960 has walls made of lath and plaster: walls with a lath base (wood slats) covered by a seamless application of plaster. The problem with this type of wall is that over time it will get brittle and crack... and because it is one uninterrupted piece, the crack can run from wall to wall/ceiling to floor. When this happens, the sheet of plaster begins to peel back from the lath (no longer attached to the wood behind it): this is delamination.

### ***Why should you care?***

Besides the obvious unsightliness of cracks and imperfections in the wall, delaminated lath and plaster can be a safety concern... especially on ceilings. Once the plaster has separated from the lath backing, it is only a matter of time before gravity will win... the only question is, how big of a piece will fall and what will the damage be?

### ***Solutions***

If you are aware of any lath and plaster delamination in your home, there are a couple of solutions.

- a) If the ceiling is already in the process of failure and of urgent concern, we would recommend removal of the plaster and replacement with rated drywall.
- b) If the delamination is not severe, we recommend installation of drywall over the existing plaster.

Both solutions above are effective ways to prevent damage to your person and property due to the inevitable failure of a delaminating lath and plaster ceiling.

### ***Why now? Why us?***

Such an undertaking is typically too small for general contractors... and most small repair businesses don't have the bandwidth for it. After much thought and lengthy discussion, Reasonably Honest Mike's (RHM) and Affordable Professional Services (APS) have joined forces to offer a cost-effective remedy to this pervasive San Francisco concern. Combining resources accelerates our efficiency while simultaneously lowering costs.

Rich at APS is an expert with 30 years' experience in drywall installation and repair

Mike at RHM has the highest regard in the industry, honored two consecutive years (2015, 2016) as Best Handyman of San Francisco (by San Francisco Magazine)

We are offering consultations for anyone in our service area who would like an expert opinion on the condition of their ceiling. Contact us to schedule a walkthrough:

Reasonable Mike

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