

TORONTO DRYWALL INSTALLERS

Materials & Supply

Drywall board types, joint compounds, tapes, corner beads, screws, and material selection for GTA projects

22 Expert Answers from Drywall IQ

torontodrywallinstallers.com/construction-brain

Table of Contents

1. How much does it cost to buy enough drywall materials for a typical 1,000-square-foot Toronto basement?
2. How much does it cost to buy drywall supplies in bulk from a GTA wholesaler versus retail at a big-box store?
3. How do GTA contractors source large quantities of specialty drywall like abuse-resistant or lead-lined boards?
4. What type of acoustic sealant do Toronto contractors recommend for soundproofing drywall assemblies?
5. How much does it cost to rent a drywall delivery boom truck for a multi-storey GTA home renovation?
6. Where can I buy large quantities of drywall sheets at contractor pricing in the Greater Toronto Area?
7. What is the price difference between regular and lightweight drywall at GTA building supply stores?
8. Which drywall brands are most commonly used and recommended by Toronto contractors?
9. How much does a full sheet of half-inch drywall cost at Home Depot or a GTA building supply yard?
10. What type of drywall compound works best in Toronto's humid summer conditions for taping and finishing?
11. Where can I find specialty drywall products like flexible sheets and curved corner bead in the GTA?
12. How do I calculate exactly how many sheets of drywall I need for a Toronto basement renovation with minimal waste?
13. What is the difference between green board, purple board, and standard white drywall for GTA bathroom use?
14. Do GTA building supply stores deliver drywall sheets to residential homes and what are the typical delivery fees?
15. What thickness and type of drywall should I buy for a garage ceiling in an Etobicoke home?
16. How much does moisture-resistant drywall cost compared to regular drywall at Toronto-area suppliers?
17. What drywall accessories and supplies should I buy before starting a basement finishing project in the GTA?
18. Are there GTA suppliers that sell reclaimed or surplus drywall at a discount for budget-friendly renovations?
19. What type of drywall screws should I use for different applications in a Toronto home renovation?
20. How much joint compound and tape should I buy per sheet of drywall for a GTA residential project?
21. What is the shelf life of drywall compound and how should it be stored through a Toronto winter?
22. Where can I buy fire-rated Type X drywall in the Toronto area and how much does it cost per sheet?

How much does it cost to buy enough drywall materials for a typical 1,000-square-foot Toronto basement?

For a typical 1,000-square-foot Toronto basement, expect to spend \$2,500-\$4,500 on drywall materials alone — this includes boards, compound, tape, screws, corner bead, primer, and basic tools if you don't already own them.

The wide price range depends heavily on your specific requirements and material choices. A basic basement finish using standard 1/2-inch drywall throughout will hit the lower end, while a premium finish with moisture-resistant boards, soundproofing, and fire-rated assemblies pushes toward the higher range.

Drywall Board Costs

Your biggest expense will be the drywall sheets themselves. A 1,000-square-foot basement typically requires 45-60 sheets of 4x8 drywall, depending on ceiling height, room layout, and waste factor. Standard 1/2-inch regular drywall runs \$14-\$20 per sheet in the GTA, so you're looking at \$630-\$1,200 just for basic boards. However, basement applications often require upgraded materials.

Most Toronto drywall contractors recommend 5/8-inch drywall on basement ceilings to prevent sagging between joists, especially with the longer spans common in older GTA homes. At \$18-\$26 per sheet, ceiling boards alone add \$300-\$500 to your material cost. For basement bathrooms and laundry areas, moisture-resistant boards (green or purple board) cost \$20-\$32 per sheet — budget an extra \$200-\$400 for these upgraded boards in wet areas.

Joint Compound and Tape

You'll need 8-12 boxes of pre-mixed joint compound for a 1,000-square-foot basement. All-purpose compound costs \$18-\$25 per 17-litre box, while topping compound for the final coat runs \$20-\$28 per box. Budget \$200-\$350 for compound. Paper tape costs \$5-\$8 per 75-metre roll — you'll need 3-4 rolls for \$20-\$35 total.

Hardware and Accessories

Drywall screws cost \$15-\$25 per 5-pound box — you'll need 2-3 boxes. Corner bead for all outside corners runs \$3-\$8 per 8-foot piece depending on whether you choose standard metal or crack-resistant vinyl. Budget \$100-\$200 for screws, corner bead, and miscellaneous hardware.

GTA-Specific Considerations

Toronto's freeze-thaw cycles make basement finishing particularly challenging. Many contractors recommend using setting compound (hot mud) for the first coat to handle potential moisture and temperature fluctuations — add \$60-\$100 for several bags of 45-minute and 90-minute setting compound.

If your basement requires fire-rated separation (common in homes with attached garages or furnace rooms), Type X 5/8-inch fire-rated drywall costs \$20-\$28 per sheet. This can add \$400-\$800 to your material cost but is required by Ontario Building Code for safety.

Primer and Tools

Don't forget PVA drywall primer — essential for proper paint adhesion. Budget \$80-\$150 for primer to cover 1,000 square feet. If you're missing basic tools, add \$200-\$400 for a drywall screw gun, utility knife, taping knives, sanding pole, and work light.

Delivery and Waste

Most GTA suppliers charge \$50-\$150 for delivery unless you're ordering over \$500 worth of materials. Factor in 10-15% waste for cuts, mistakes, and future repairs — this adds \$250-\$450 to your total material cost.

The reality in Toronto's market is that material costs represent only 30-40% of a complete basement drywall project. Professional installation, taping, and finishing typically cost \$3,000-\$8,000 in labour for a 1,000-square-foot basement, making the total project cost \$5,500-\$12,500 including materials.

Need help finding a drywall installer? Toronto Drywall Installers can match you with local professionals who can provide detailed material lists and labour estimates specific to your basement layout and requirements.

Q2

How much does it cost to buy drywall supplies in bulk from a GTA wholesaler versus retail at a big-box store?

Buying drywall supplies in bulk from GTA wholesalers typically saves 20-35% compared to big-box retail pricing, but the savings come with minimum order requirements and delivery considerations that make bulk purchasing most practical for larger projects.

For **standard 1/2-inch drywall sheets**, big-box stores (Home Depot, Lowe's, Rona) charge \$16-\$22 per 4x8 sheet, while GTA wholesalers like Winroc, Allied Building Products, or Taiga Building Products charge \$12-\$16 per sheet on orders of 50+ sheets. The savings increase significantly on specialty products — **Type X fire-rated 5/8-inch** runs \$22-\$28 retail versus \$16-\$20 wholesale, and **moisture-resistant green board** drops from \$24-\$30 retail to \$18-\$22 wholesale.

Joint compounds show even larger savings in bulk. A 17-litre box of all-purpose compound costs \$22-\$28 at retail but drops to \$15-\$20 when buying 10+ boxes from a wholesaler. **Setting compounds** (hot mud) run \$18-\$25

retail versus \$12-\$18 wholesale for 11kg bags. Paper tape, corner bead, and screws typically see 25-30% savings in bulk quantities.

Minimum orders and delivery logistics are the key considerations for GTA bulk purchasing. Most wholesalers require minimum orders of \$500-\$1,000 for delivery, though some will deliver smaller orders for a \$75-\$150 fee.

Delivery scheduling in the GTA can be challenging — expect 2-5 day lead times and specific delivery windows. Many contractors time their orders to arrive just before the hanging crew starts to avoid storage issues in tight urban spaces.

When bulk purchasing makes sense: basement finishing projects (30+ sheets), whole-home renovations, multi-room projects, or when you're coordinating with other trades who can share delivery costs. A typical 800 square foot basement finish requires 40-60 sheets of drywall plus compounds and accessories — bulk pricing can save \$800-\$1,500 on materials alone.

Stick with retail for smaller projects — patching a few rooms, single-room renovations under 20 sheets, or when you need materials immediately. The convenience of picking up 5-10 sheets in your truck outweighs the bulk savings, and you avoid minimum order requirements and delivery scheduling.

Pro tip for GTA homeowners: Many drywall contractors have accounts with wholesalers and can pass along wholesale pricing even on smaller orders. If you're hiring a professional for installation, ask if they can supply materials at their wholesale cost plus a small markup — you'll still save 15-20% versus retail while avoiding delivery logistics.

Need help finding a drywall contractor who can source materials efficiently? Toronto Drywall Installers can match you with local professionals who have established wholesale relationships throughout the GTA.

Q3

How do GTA contractors source large quantities of specialty drywall like abuse-resistant or lead-lined boards?

GTA drywall contractors source specialty boards like abuse-resistant and lead-lined drywall through commercial building supply distributors, direct manufacturer relationships, and specialized medical/institutional suppliers — these products aren't available at typical retail outlets and often require advance ordering with 2-4 week lead times.

Commercial Building Supply Distribution

The primary source for specialty drywall in the GTA is commercial distributors like **Winroc, TIMBER MART Pro, and Wolseley Canada**. These distributors maintain relationships with major manufacturers (USG, CertainTeed, National Gypsum) and can special-order products not kept in regular inventory. For abuse-resistant boards like **USG Sheetrock Brand Abuse Resistant** or **CertainTeed AirRenew**, contractors typically need to order full truck quantities (1,500-2,000 sheets) to get competitive pricing. Single-sheet pricing can be 200-300% higher than bulk rates.

Lead-lined drywall for medical facilities (X-ray rooms, dental offices, veterinary clinics) requires specialized suppliers like **Nelco Worldwide or MarShield** in the GTA. These companies manufacture custom lead-lined boards with specific lead equivalency ratings (typically 1/32", 1/16", or 1/8" lead thickness) laminated to standard gypsum board. Lead-lined boards cost \$15-\$40 per square foot depending on lead thickness and must be handled by certified installers due to health and safety regulations.

Manufacturer Direct Relationships

Established GTA drywall contractors often develop direct relationships with manufacturers for large commercial projects. **USG Canada** has a distribution center in Mississauga, while **CertainTeed** operates through regional sales representatives. These relationships provide access to specialty products like **DensArmor Plus** (mould-resistant fibreglass-faced board), **Securock Brand Glass-Mat Sheathing** for exterior applications, and custom fire-rated assemblies for high-rise construction.

Project-Specific Sourcing Challenges

Toronto's dense urban environment creates unique logistics challenges for specialty drywall delivery. Many downtown construction sites have restricted delivery windows, limited crane access, and no on-site storage. Contractors must coordinate **just-in-time delivery** with building management, often requiring multiple smaller deliveries instead of efficient full-truck loads. This increases costs by 15-25% compared to suburban projects with open access and storage areas.

Condo and institutional projects in the GTA frequently specify abuse-resistant boards in high-traffic areas like lobbies, corridors, and mechanical rooms. **USG Sheetrock Brand Abuse Resistant** provides 400% greater indentation resistance than standard drywall and is commonly specified in Toronto Community Housing projects, university residences, and healthcare facilities. However, it requires specialized cutting tools and generates more dust during installation.

Seasonal Availability and Planning

GTA contractors must plan specialty drywall orders around **construction season demand cycles**. Spring and summer see heavy demand for all drywall products as the construction season peaks, often extending lead times to 6-8 weeks for specialty items. Winter ordering typically provides better availability and pricing, but contractors must

account for proper storage in heated warehouses to prevent freeze-damage to compound-based specialty boards.

Cost Implications for GTA Projects

Specialty drywall significantly impacts project budgets. **Abuse-resistant boards** cost \$25-\$45 per 4x8 sheet compared to \$14-\$20 for standard drywall. **Lead-lined boards** range from \$120-\$320 per sheet depending on lead thickness. Installation labor rates increase 25-50% due to the specialized handling, cutting, and finishing requirements. Many specialty boards require specific joint compounds and finishing techniques that standard drywall crews may not be familiar with.

Quality Control and Certification

Medical and institutional projects often require **material certification and chain-of-custody documentation** for specialty drywall. Lead-lined boards must include manufacturer certificates showing exact lead equivalency ratings and compliance with Health Canada radiation protection guidelines. Abuse-resistant installations may require third-party testing to verify impact resistance performance meets project specifications.

For contractors new to specialty drywall, the key is establishing relationships with commercial distributors early and understanding that these products require significantly more planning, specialized tools, and often certified installation crews compared to standard residential drywall work.

What type of acoustic sealant do Toronto contractors recommend for soundproofing drywall assemblies?

For soundproofing drywall assemblies in the GTA, contractors primarily use **Green Glue Noiseproofing Compound** and **acoustical caulk** like **Tremco Acoustical Sealant** or **OSI SC-175**. These products are specifically engineered to maintain the sound isolation performance of wall and ceiling assemblies by sealing air gaps that would otherwise allow sound transmission.

Green Glue Noiseproofing Compound is the most popular choice among Toronto drywall contractors for sound-damping between drywall layers. This viscoelastic polymer converts sound energy into heat through constrained layer damping. Applied between two layers of drywall (typically 5/8-inch), Green Glue can improve the Sound Transmission Class (STC) rating by 5-9 points compared to a standard double-drywall assembly. GTA contractors apply it in a random squiggle pattern covering about 10-20% of the sheet surface before installing the second drywall layer. At \$2.50-\$3.50 per tube in the Toronto market, each tube covers approximately 16 square feet, making it a cost-effective upgrade for home theatres, music rooms, and condo party walls where STC 50+ ratings are required.

Acoustical caulk serves a different but equally critical function — sealing all gaps and penetrations in the sound-isolation assembly. Even a 1% air gap can reduce the effective STC rating by 5-10 points, making proper sealing essential. Toronto contractors use acoustical caulk around electrical outlets, light fixtures, HVAC penetrations, and at all perimeter joints where the drywall meets the floor, ceiling, and adjacent walls. Unlike regular latex caulk, acoustical caulk remains permanently flexible and won't crack or shrink over time, maintaining the acoustic seal through Toronto's extreme temperature cycles and normal building movement.

GTA-specific considerations make proper acoustic sealing even more critical. Toronto's housing stock includes many semi-detached homes, townhouses, and condos where sound transmission between units is a major concern. The Ontario Building Code requires STC 50 minimum for party walls between dwelling units, but many homeowners want STC 55-60 for better privacy. In older Toronto neighbourhoods like the Beaches, Leslieville, and High Park, heritage homes often have minimal sound isolation between floors — adding soundproof drywall assemblies with proper acoustic sealing can dramatically improve livability.

Winter installation challenges in the GTA require special attention to acoustic sealant application. Green Glue and acoustical caulks perform best when applied at room temperature (18-24°C). In unheated spaces during Toronto winters, these products become thick and difficult to apply evenly. Professional drywall contractors often use temporary heating to maintain proper application temperatures, ensuring the acoustic sealants cure properly and maintain their sound-damping properties.

Common assembly details that Toronto contractors seal include resilient channel installations (where screws must not penetrate through to the structural framing), staggered-stud walls, and double-drywall systems. The key is creating a continuous acoustic barrier — any break in the sealant allows sound flanking that compromises the entire assembly's performance. Electrical boxes in soundproof walls require special acoustic putty pads behind them, and HVAC ducts need acoustic duct wrap and sealed penetrations.

Cost considerations for GTA projects typically add \$1.50-\$3.00 per square foot for Green Glue application and \$0.50-\$1.00 per linear foot for acoustical caulk sealing. While this represents a significant upgrade cost, it's far more economical than rebuilding walls that don't meet sound isolation requirements. Many Toronto condo boards now require acoustic testing before approving renovations, making proper acoustic sealing essential for compliance.

Professional installation is strongly recommended for soundproofing assemblies because improper sealant application or missed gaps can negate thousands of dollars in soundproofing materials. A single screw that penetrates resilient channel into the stud, or an unsealed electrical box, can destroy the acoustic performance of an entire wall.

Need help finding a drywall professional experienced with soundproofing assemblies? Toronto Drywall Installers can match you with contractors who specialize in acoustic installations through the Toronto Construction Network.

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- A Renovation Company Toronto Corporation
- Metro Rent-All

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Q5

How much does it cost to rent a drywall delivery boom truck for a multi-storey GTA home renovation?

Drywall delivery boom trucks typically rent for \$800-\$1,500 per day in the GTA, but most residential drywall projects don't require boom truck rental — professional drywall contractors include material delivery and handling in their project pricing.

For multi-storey home renovations in the GTA, boom trucks are primarily used by commercial drywall contractors working on large projects like condos, townhouse developments, or major custom homes. The typical residential scenario where a boom truck might be considered is a complete gut renovation of a 3-4 storey home in established Toronto neighbourhoods like Rosedale, Forest Hill, or the Beaches, where narrow lot access makes traditional material handling challenging.

GTA boom truck rental costs break down as follows: daily rental runs \$800-\$1,500 depending on boom reach and truck size, plus \$150-\$250 per hour for a certified operator (required by WSIB), plus fuel and positioning time. Most rental companies require a minimum 4-hour booking, and you'll need proper site access — overhead clearance for the boom, stable ground conditions, and municipal permits for street positioning in many Toronto neighbourhoods.

However, **most residential drywall projects use conventional delivery methods** that are far more cost-effective. Standard drywall suppliers like Winroc, Allied, or RONA deliver full sheets via flatbed truck with a boom-mounted forklift (called a "piggyback" or "moffett") for \$50-\$150 depending on order size and location. The delivery crew can position materials on the main floor, and the drywall installation crew handles distribution to upper floors using panel carts, lifts, and manual carrying.

For challenging multi-storey access, professional drywall contractors typically use drywall panel lifts (\$200-\$400 per week rental) and material hoists for exterior delivery through windows or balconies. This approach costs significantly less than boom truck rental while providing better material placement control. Many experienced GTA drywall crews can efficiently move materials up narrow staircases in older Toronto homes using proper techniques and equipment.

The key consideration is project scale — if you're renovating an entire 3,000+ square foot multi-storey home and need 200+ sheets of drywall delivered to specific floors simultaneously, a boom truck might justify the cost. For typical room-by-room renovations or single-floor projects, conventional delivery with manual distribution is far more economical.

When hiring a drywall contractor, material delivery and handling should be included in their quote. Experienced GTA contractors factor delivery logistics into their pricing and have established relationships with suppliers for efficient material delivery. If a contractor suggests boom truck rental for a standard residential project, it may indicate they lack experience with residential material handling or are trying to pass unusual costs to the homeowner.

Need help finding a drywall contractor who can handle multi-storey material logistics efficiently? Toronto Drywall Installers can match you with experienced professionals who understand GTA residential delivery challenges.

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Q6

Where can I buy large quantities of drywall sheets at contractor pricing in the Greater Toronto Area?

For large-quantity drywall purchases at contractor pricing in the GTA, your best options are dedicated building material suppliers like CGC distributors, WINROC (now part of the Superior Plus network), and independent drywall supply yards rather than big-box retail stores. These suppliers offer volume pricing that can save you 20–40% compared to retail pricing at Home Depot or Lowe's, and they typically stock a wider selection of board sizes, types, and specialty products.

WINROC Distribution is one of the largest drywall specialty suppliers in the GTA, with locations in Mississauga and the broader Toronto area. They carry the full range of CGC (Canadian Gypsum Company) products — the dominant drywall brand in Canada — along with joint compounds, tapes, corner beads, and finishing accessories. WINROC primarily serves contractors, but homeowners purchasing in volume (typically 50+ sheets) can access competitive pricing. Expect to pay \$12–\$16 per 4x8 sheet of standard 1/2-inch drywall at contractor volume pricing, compared to \$14–\$20 at retail.

Home Hardware Building Centres (not the small franchise stores, but the full building centres) in locations across the GTA offer a middle ground between big-box retail and contractor supply yards. They stock common drywall sizes, often negotiate on volume pricing, and provide delivery. Their staff tends to be more knowledgeable about building materials than big-box employees.

Independent building supply yards throughout the GTA — places like Turkstra Lumber (multiple GTA locations), Castle Building Centres, and regional independents — often offer the most competitive pricing on large orders. These yards serve primarily professional contractors and are accustomed to quoting volume pricing for full-project material packages. If you are finishing a full basement or renovating an entire floor, ask for a complete material quote including boards, compound, tape, screws, and corner bead — bundled pricing is almost always lower than buying items separately.

For the best pricing on large orders, follow this approach. First, calculate your exact material needs — total square footage of walls and ceilings, plus 10–15% waste factor. Then call three or four suppliers and request quotes for the complete material package. Specify the exact board types you need (regular 1/2-inch for walls, 5/8-inch for ceilings, Type X for any fire-rated assemblies, moisture-resistant for bathrooms). Ask whether the quote includes delivery, and whether there is a minimum order for free delivery. Most GTA suppliers offer free delivery on orders above \$500–\$1,000, which easily covers a basement finishing project.

Timing your purchase matters in the GTA market. Drywall prices fluctuate with construction activity. The busiest construction months — May through October — see higher prices and longer delivery wait times. If your project timeline allows, purchasing materials in the slower winter months (January through March) can save 5–10% on materials and guarantee faster delivery.

One important consideration: **drywall is heavy, bulky, and fragile.** A standard 4x8 sheet of 1/2-inch drywall weighs approximately 57 pounds, and a 4x12 sheet weighs about 85 pounds. A basement finishing project requiring 80–120 sheets represents 4,500–10,000 pounds of material. Professional delivery with boom truck placement (where the truck's crane places the drywall through a window or directly into the room where it will be used) costs \$100–\$200 but saves enormous labour and prevents damage from carrying sheets through doorways and down stairs. Most GTA drywall suppliers offer boom delivery as a standard service.

If you are hiring a professional drywall contractor, ask whether they prefer to supply materials themselves. Many GTA drywall contractors have established accounts with suppliers and receive contractor pricing that is lower than what a homeowner can negotiate. Some contractors mark up materials 10–15%, but even with the markup, their pricing may match or beat what you would pay retail. The advantage of having the contractor supply materials is that they take responsibility for ordering the correct quantities and types, handling delivery logistics, and returning any unused sheets.

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What is the price difference between regular and lightweight drywall at GTA building supply stores?

Lightweight drywall typically costs \$4–\$6 more per 4x8 sheet than standard regular drywall in the GTA, with regular 1/2-inch boards running \$14–\$20 per sheet and lightweight 1/2-inch boards running \$18–\$24 per sheet. Whether the premium is worth it depends on where the board is going, who is installing it, and the specific challenges of your project.

Lightweight drywall — sold under brand names like CGC Ultralight and CertainTeed EasiLite — weighs 25–30% less than standard drywall. A regular 4x8 sheet of 1/2-inch drywall weighs about 57 pounds, while a lightweight sheet of the same size weighs approximately 38–42 pounds. That 15–19 pound difference per sheet adds up dramatically over a full project. A typical basement finishing project requiring 80–100 sheets means your crew is handling 1,200–1,900 fewer pounds of material total. For ceiling work, where every sheet must be lifted overhead and held in place while being fastened, lightweight board is a genuine game-changer.

The practical benefits go beyond just weight. Lightweight drywall is easier to carry through tight GTA hallways and down narrow basement stairs — a real consideration in Toronto's older homes where doorways and stairwells were built to smaller dimensions than modern standards. It is easier to score and snap cleanly, produces less dust when cut, and puts less stress on ceiling joists. For DIY homeowners attempting ceiling work without a drywall lift, lightweight board makes the difference between a manageable job and a dangerous one.

However, lightweight drywall has some trade-offs to consider. The reduced weight comes from a modified gypsum core with air-entrained additives that make the board slightly less dense. This means lightweight board is marginally less soundproof than standard drywall — the mass reduction directly translates to reduced sound-dampening performance. In applications where sound transmission matters (shared walls in condos, home theatre rooms, bedrooms above living spaces), standard-weight or even 5/8-inch board is the better choice. Lightweight board also feels slightly different to fasten — some experienced GTA drywall crews report that it is more prone to crumbling at screw points if screws are overdriven, so proper depth-stop adjustment on the screw gun is even more important.

For fire-rated applications, lightweight is not an option. Type X fire-rated 5/8-inch drywall achieves its fire resistance through a denser core reinforced with glass fibres. There is no lightweight equivalent that meets the Ontario Building Code fire-resistance requirements for garage-to-house separation walls, furnace room enclosures, or condo party walls. If your project includes any fire-rated assemblies, you must use standard Type X board for those areas — budget \$20–\$28 per 4x8 sheet for Type X.

Where the premium makes the most sense is ceiling installation, upper-floor renovations where materials must be carried upstairs, basement finishing where boards are carried down narrow stairs, and any project where a smaller crew (or a homeowner working with one helper) is doing the installation. Professional drywall crews in the GTA increasingly prefer lightweight board for ceiling work because it reduces fatigue and speeds up installation — the labour savings often offset the higher material cost.

Where you can save money with standard board is on walls at ground-floor level, in new construction with wide access for material delivery, and in any application where sound performance matters. For a typical GTA basement finishing project with roughly 80 sheets of wall board and 30 sheets of ceiling board, choosing lightweight for the ceiling only and standard for the walls saves about \$120–\$180 compared to going all-lightweight, while still getting the weight benefit where it matters most.

At the end of the day, the \$4–\$6 per sheet premium adds \$400–\$600 to a 100-sheet project. For professional crews, the labour efficiency gain typically makes lightweight the preferred choice for most residential work. For homeowners managing a DIY project, the easier handling can be the difference between completing the job safely and injuring your back on sheet number forty.

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- Vista Builders Ltd
- The English Carpenter
- Neo Group Inc.

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Q8

Which drywall brands are most commonly used and recommended by Toronto contractors?

CGC (Canadian Gypsum Company, a subsidiary of USG) is overwhelmingly the dominant drywall brand used by Toronto contractors, followed by CertainTeed and Georgia-Pacific. If you ask ten GTA drywall contractors what they hang, at least seven or eight will say CGC — it is the Canadian standard, widely stocked at

every supply yard in the region, and its joint compounds (particularly CGC Sheetrock brand) are the industry benchmark for finishing.

CGC Sheetrock is the most widely available and commonly specified drywall in the GTA market. CGC manufactures in Canada, which means consistent supply and avoidance of cross-border shipping delays and tariff complications. Their product line covers every residential need: standard 1/2-inch and 5/8-inch boards, Ultralight (their lightweight line), Firecode X (Type X fire-rated), Firecode C (Type C enhanced fire-rated), Mold Tough (mould-resistant with fibreglass facing), and specialty products like Fiberock for high-abuse areas. CGC's joint compounds — the green-lid all-purpose, the blue-lid topping, and their setting-type compounds (Durabond and Easy Sand) — are what most GTA finishers learned on and continue to use throughout their careers. A 4x8 sheet of CGC standard 1/2-inch runs \$14–\$18 at GTA supply yards.

CertainTeed, owned by Saint-Gobain, is the second most common brand in the GTA. Their standard boards are comparable in quality to CGC, and their EasiLite lightweight board has gained a strong following among Toronto crews for ceiling work. CertainTeed's moisture-resistant and mould-resistant boards are well-regarded, and their pricing is competitive with CGC — typically within \$1–\$2 per sheet. CertainTeed boards are readily available at Home Depot, Lowe's, and most independent building supply yards across the GTA.

Georgia-Pacific (maker of ToughRock and DensArmor Plus) has a smaller but loyal following in the GTA market. Their DensArmor Plus board, which uses fibreglass mat facing instead of paper, is considered one of the best mould-resistant products available and is specified by some GTA contractors for all basement work. At \$30–\$40 per 4x8 sheet it carries a significant premium over standard moisture-resistant board, but its complete elimination of paper — the food source for mould — makes it worth considering for Toronto basements where moisture is a persistent concern.

For joint compounds, the brand loyalty is even stronger. CGC Sheetrock all-purpose compound (the green-lid box) is the GTA standard — virtually every taping crew uses it for bedding and filling coats. For the finishing coat, many experienced finishers prefer CGC Sheetrock topping compound (blue lid) because it sands more easily and feathers out smoother. Setting-type compounds are dominated by two CGC products: **Durabond** (the original, harder-setting formula that is more difficult to sand) and **Easy Sand** (a newer formulation that sets by chemical reaction but sands much more easily). Easy Sand in 45-minute and 90-minute formulas has become extremely popular with GTA finishers because it combines the fast-set, no-shrink benefits of hot mud with much easier sanding than traditional Durabond. A 17L box of all-purpose compound runs \$18–\$25 at GTA supply stores.

What should influence your choice? For most GTA residential projects, CGC Sheetrock is the safe, reliable default that every contractor knows how to work with. If your project involves basement finishing where moisture is a concern, consider upgrading to CGC Mold Tough or Georgia-Pacific DensArmor Plus for the lower wall sections. For ceilings, CGC Ultralight or CertainTeed EasiLite makes the installation significantly easier. For fire-rated

assemblies (garage walls, furnace rooms), stick with major brands — CGC Firecode X or CertainTeed Type X — because the fire rating is certified for specific products and off-brand substitutes may not carry the same certification.

One word of caution about discount or unknown brands. Occasionally, deeply discounted drywall from unfamiliar manufacturers appears at surplus or liquidation outlets in the GTA. While the savings can be tempting, drywall quality varies significantly. Inferior boards may have weaker cores that crumble during handling, paper facing that delaminates during finishing, or inconsistent thickness that makes achieving flat joints nearly impossible. For a material that covers every wall and ceiling in your home and will be visible for decades, saving \$2 per sheet on an unknown brand is rarely worth the risk.

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- Olkron Developments
- Vista Builders Ltd

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Q9

How much does a full sheet of half-inch drywall cost at Home Depot or a GTA building supply yard?

A standard 4x8 sheet of 1/2-inch drywall costs \$14–\$20 at Home Depot, Lowe's, and GTA building supply yards as of 2025–2026, with the exact price depending on the brand, whether it is regular or lightweight, and whether you are buying individual sheets or in volume. At Home Depot specifically, a CGC Sheetrock standard 1/2-inch 4x8 sheet typically sits around \$15–\$18, while their CertainTeed equivalent runs a similar price.

The price per sheet changes depending on what type of 1/2-inch board you need. **Regular standard 1/2-inch** (the most common board for interior walls) runs \$14–\$20. **Lightweight 1/2-inch** (brands like CGC Ultralight or CertainTeed EasiLite) costs \$18–\$24 — the \$4–\$6 premium buys you a board that weighs 25–30% less, which matters significantly for ceiling work and carrying sheets through tight spaces. **Moisture-resistant 1/2-inch (green**

board) runs \$20–\$28, and **mould-resistant 1/2-inch (purple board)** with fibreglass facing costs \$24–\$32.

Sheet size also affects your per-unit cost. Most homeowners think of drywall as 4x8 sheets, but professional drywall crews in the GTA almost always use longer sheets — 4x10 and 4x12 — because longer sheets mean fewer joints, which means less taping, less finishing, and a better-looking result. A 4x12 sheet of standard 1/2-inch drywall runs \$22–\$30 at GTA supply stores. While the per-sheet cost is higher, the per-square-foot cost is comparable, and the labour savings from fewer joints are substantial. For a basement finishing project, using 4x12 sheets on long walls can eliminate dozens of butt joints that would otherwise need careful finishing.

Volume pricing makes a significant difference. Home Depot and Lowe's offer modest discounts on bulk purchases — typically 5–10% off when buying 50+ sheets, with some locations offering better pricing on full-skid quantities (a skid typically holds 40–60 sheets depending on thickness). However, dedicated building supply yards like WINROC, Turkstra Lumber, Castle Building Centres, and independent GTA suppliers typically offer better volume pricing than big-box stores. At contractor supply yards, volume pricing on standard 1/2-inch can drop to \$12–\$16 per 4x8 sheet for orders of 100+ sheets. If you are tackling a full basement or a multi-room renovation, it is worth calling two or three local supply yards for quotes before defaulting to Home Depot.

Beyond the per-sheet price, factor in these additional costs. Delivery fees range from \$50–\$150 depending on the supplier, the quantity ordered, and your location within the GTA. Most suppliers offer free delivery on orders over \$500–\$1,000. If you need the drywall placed inside your home rather than just dropped at the curb, expect to pay an additional \$100–\$200 for interior placement or boom-truck delivery (where a hydraulic arm lifts the drywall through an upper-floor window or into a specific room). Drywall is heavy — a standard 4x8 sheet of 1/2-inch weighs about 57 pounds — and a full basement project requiring 80–100 sheets means managing over two tonnes of material. Professional delivery and placement is money well spent.

A quick cost estimate for a common project: finishing an 800-square-foot GTA basement with 8-foot ceilings requires approximately 75–90 sheets of 1/2-inch drywall (walls and ceiling combined), plus 8–12 sheets of 5/8-inch Type X for the furnace room fire separation. At retail pricing, that is roughly \$1,200–\$1,800 for boards alone. Add \$100–\$200 for joint compound (4–6 boxes), \$20–\$40 for tape, \$30–\$50 for screws, \$20–\$40 for corner bead, and \$50–\$150 for delivery. Total material cost for drywall scope: approximately \$1,500–\$2,300. Labour for professional hanging and finishing typically adds another \$3,500–\$8,000 depending on the finish level and complexity.

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What type of drywall compound works best in Toronto's humid summer conditions for taping and finishing?

Setting-type compound (commonly called "hot mud") is the best choice for drywall taping and finishing during Toronto's humid summer months, because it cures by chemical reaction rather than evaporation and is therefore far less affected by high humidity. Pre-mixed all-purpose and topping compounds rely entirely on moisture evaporating from the compound into the surrounding air — and when that air is already saturated with humidity during a GTA summer, drying times can double or triple, delaying your project and increasing the risk of mould growth in the wet compound.

During July and August in the GTA, indoor humidity in homes without air conditioning can easily reach 60–80%, especially in basements and rooms without adequate ventilation. At these humidity levels, a standard coat of pre-mixed all-purpose compound that would normally dry in 12–16 hours can take 24–36 hours or longer. In poorly ventilated basements — the single most common drywall project location in GTA homes — the compound can remain damp for days, creating ideal conditions for mould growth right inside your wall joints before the project is even finished.

Setting compound solves this problem. Products like CGC Easy Sand and Durabond are sold as dry powder that you mix with water. Once mixed, the compound sets through a chemical reaction (similar to how plaster sets) in a predictable timeframe regardless of humidity. Easy Sand 45 reaches its initial set in approximately 45 minutes, Easy Sand 90 in about 90 minutes, and Durabond 90 in roughly 90 minutes. This means you can apply a coat, let it set, and apply the next coat the same day — even in the most humid GTA summer conditions. A professional finisher using setting compound can complete all three coats in a single day, whereas pre-mixed compound in humid conditions might require three separate days with overnight drying between coats.

Choosing the Right Setting Time

For the bedding coat (first coat over tape), Easy Sand 45 or 90 is the most practical choice for GTA summer work. The 45-minute version gives experienced finishers enough working time to tape a room before the compound starts to firm up, while the 90-minute version provides a more relaxed working pace that suits homeowners attempting DIY taping. Durabond in the same set times also works well for the bedding coat, but Durabond sets much harder than Easy Sand and is significantly more difficult to sand — a consideration that matters greatly for the finishing coats.

For the second (fill) coat, Easy Sand 90 is ideal. It gives ample working time for building out the joints and feathering the edges, and it sands reasonably well once set. Avoid using all-purpose pre-mixed compound for this coat during humid summer conditions — the thick fill coat takes the longest to dry and is most vulnerable to

humidity-related problems.

For the final (skim/finish) coat, you have two good options during GTA summers. Easy Sand 210 (the longest setting time) provides a smooth, workable consistency similar to pre-mixed topping compound, with enough open time for careful feathering and finishing. Alternatively, if humidity is moderate (below 60%) and you have air conditioning or a dehumidifier running, pre-mixed topping compound (CGC blue-lid) can work well for the final coat — it sands more easily than any setting compound and produces the smoothest finish. Many experienced GTA finishers use setting compound for the first two coats and switch to pre-mixed topping for the final coat, running a dehumidifier to manage drying conditions.

Practical tips for summer finishing in the GTA. Run a dehumidifier in the room during and after compound application — even when using setting compound, a dehumidifier helps with the residual moisture that needs to evaporate after the chemical set. Keep the space at a consistent temperature with air conditioning if available; cooler temperatures (20–22°C) slow the set time slightly but produce a stronger bond. Mix setting compound in small batches — once mixed, you cannot extend the working time, and throwing away hardened compound in the mixing pan is expensive and wasteful. Clean your tools immediately after each batch, as hardened setting compound is extremely difficult to remove.

One important caution about mesh tape and hot mud. If you are using fibreglass mesh tape (self-adhesive), you must bed it with setting compound — never with pre-mixed all-purpose. Mesh tape relies on the superior bonding strength of setting compound to resist joint cracking. Paper tape works with both setting and pre-mixed compounds, making it the more versatile choice. Most GTA professionals prefer paper tape for all applications, reserving mesh tape for quick patches and repairs.

For homeowners tackling summer drywall projects in the GTA, Easy Sand 90 is the most forgiving all-around choice — it gives adequate working time, sets reliably in any humidity, and sands well enough for competent finishing. A bag of Easy Sand 90 runs \$15–\$22 at GTA building supply stores.

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Where can I find specialty drywall products like flexible sheets and curved corner bead in the GTA?

Specialty drywall products like flexible drywall sheets, curved corner bead, and custom moulding profiles are available at dedicated drywall supply distributors in the GTA — primarily WINROC Distribution, specialty divisions of major building supply yards, and select Home Depot and Home Hardware Building Centre locations that carry expanded drywall lines. Big-box stores stock the basics, but for specialty and professional-grade products, you will almost always need to visit or order from a drywall-focused supplier.

Flexible drywall (also called bendable or curved drywall) is a thinner board — typically 1/4-inch (6.35mm) — manufactured with a more pliable gypsum core that allows it to bend around curved walls, archways, barrel-vaulted ceilings, and rounded soffits without cracking. CGC manufactures a 1/4-inch flexible board specifically designed for curved applications. In the GTA, this product is stocked at WINROC and can be special-ordered through most building supply yards. Expect to pay \$18–\$28 per 4x8 sheet. For tighter curves (radius under 36 inches), the board typically needs to be wetted on the back side and allowed to soften before bending — a technique that experienced drywall installers use regularly for archway and curved wall projects in Toronto's custom home market.

An alternative to dedicated flexible board is **double-layering standard 1/4-inch drywall**. Two layers of 1/4-inch board, each bent separately and laminated together with adhesive and screws, can achieve gentle curves and provide a combined 1/2-inch thickness equivalent to standard wall board. This approach is commonly used by GTA contractors for curved feature walls and archways in residential renovations, as 1/4-inch standard board is more readily available than dedicated flexible board. Standard 1/4-inch drywall runs \$10–\$14 per 4x8 sheet.

Curved corner bead comes in several forms. **Vinyl flexible corner bead** (brands like No-Coat, Trim-Tex, and Strait-Flex) is the most popular option for curved outside corners, archways, and custom shapes. Unlike rigid metal corner bead, vinyl flexible bead can follow curves, bullnose profiles, and off-angle corners without kinking. Trim-Tex in particular offers an extensive catalogue of specialty profiles including bullnose bead (for rounded instead of sharp corners), archway bead (designed specifically for arch openings), chamfer bead (for decorative 45-degree edges), and L-bead (for exposed drywall edges at window returns and open soffits). Pricing for specialty vinyl bead ranges from \$5–\$15 per 8-foot piece depending on the profile.

Where to shop for specialty products in the GTA:

WINROC Distribution carries the broadest selection of specialty drywall products in the GTA, including flexible board, the full Trim-Tex and No-Coat accessory lines, specialty compounds, and professional finishing tools. They primarily serve contractors but sell to homeowners as well. Their Mississauga location is the most accessible for central GTA projects.

Home Depot stocks basic corner bead profiles (standard metal and paper-faced) and can special-order many Trim-Tex specialty profiles through their pro desk, typically with a 5–10 business day lead time. Their in-store selection of specialty drywall products is limited, but their online catalogue and special-order capabilities cover most residential specialty needs.

Home Hardware Building Centres (the full-size building centres, not the small hardware stores) often carry a better in-store selection of specialty drywall products than the big-box stores, including flexible corner bead and specialty compounds. The Scarborough, Etobicoke, and Vaughan locations tend to have the broadest selections.

For truly unusual specialty products — such as lead-lined drywall for X-ray rooms, high-impact abuse-resistant board for commercial applications, or custom-fabricated curved panels — you will need to work through a commercial drywall distributor or contact manufacturers directly. These products are not stocked at retail locations in the GTA and require special ordering with lead times of 2–4 weeks.

A practical tip: if you are planning a project that involves curved walls, archways, or specialty profiles, discuss the material requirements with your drywall contractor before purchasing anything yourself. Experienced GTA drywall contractors have established relationships with specialty suppliers and know which products work best for specific applications. They can often source specialty materials at contractor pricing and ensure the correct products are ordered for the exact curves and profiles in your project.

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Q12

How do I calculate exactly how many sheets of drywall I need for a Toronto basement renovation with minimal waste?

To calculate your drywall sheet count accurately, measure every wall and ceiling surface in square feet, subtract door and window openings, add a 10–15% waste factor, and then divide by the sheet size you plan to use (32 sq ft for 4x8, 40 sq ft for 4x10, or 48 sq ft for 4x12). Getting this calculation right saves money on materials and avoids the frustrating mid-project trip back to the supply yard — or worse, having 20 leftover sheets you cannot return.

Start by measuring every wall that will receive drywall. For each wall, measure the length in feet and multiply by the ceiling height. In most GTA basements, the usable ceiling height after framing is 7 to 8 feet. A 20-foot-long basement wall with an 8-foot ceiling equals 160 square feet of wall surface. Measure every wall individually, including short sections between doorways, closet interiors, and any bump-outs around ductwork, plumbing stacks, or structural columns. Do not forget the furnace room walls — these require 5/8-inch Type X fire-rated drywall per Ontario Building Code, so they must be calculated separately from the standard 1/2-inch walls.

For the ceiling, measure the room length by width. An 800-square-foot basement with an open ceiling plan requires 800 square feet of ceiling board. If you are building bulkheads or soffits to conceal ductwork, HVAC lines, or plumbing runs — extremely common in GTA basements — measure each bulkhead face (the bottom and the front) separately and add those square footages to your ceiling total. Bulkheads are often overlooked in material estimates and can easily add 50–100 square feet of drywall to the project.

Subtract openings carefully. Deduct the full area of doors (a standard interior door opening is approximately 21 square feet), windows (typically 10–15 square feet each in GTA basements), and any other openings. However, do not deduct small openings like electrical panel cutouts or vent openings under 4 square feet — the offcut from the board covering that area is usually too small to reuse effectively, so you need the full board regardless.

Now add your waste factor. For a rectangular basement with few obstacles, 10% waste is sufficient. For basements with many bulkheads, bump-outs, odd angles, support columns, and irregular layouts — which describes most GTA basements — use 12–15%. If this is your first DIY drywall project, add 15% because cutting mistakes, damaged boards during handling, and measurement errors are inevitable.

Here is a worked example for a typical GTA basement:

Walls: four walls measuring 30, 20, 30, and 20 feet long, with 8-foot ceilings. Total wall area: $(30+20+30+20) \times 8 = 800$ sq ft. Subtract two door openings (42 sq ft) and two windows (24 sq ft). Net wall area: 734 sq ft. Add 12% waste: 822 sq ft. Divide by 32 sq ft per 4x8 sheet: **26 sheets of 1/2-inch wall board.** If you use 4x12 sheets instead, divide by 48: 18 sheets — fewer joints, better result.

Ceiling: $30 \times 20 = 600$ sq ft. Add bulkhead area: approximately 80 sq ft. Total: 680 sq ft. Add 12% waste: 762 sq ft. Divide by 32: **24 sheets of 5/8-inch ceiling board** (5/8-inch recommended for ceilings to prevent sagging, especially with 24-inch joist spacing common in GTA homes).

Furnace room: Assume 8 x 10 feet with 8-foot ceiling. Walls: $(8+10+8+10) \times 8 = 288$ sq ft. Ceiling: 80 sq ft. Total: 368 sq ft plus 10% waste = 405 sq ft. **13 sheets of 5/8-inch Type X fire-rated board.**

Total for this project: 26 sheets standard 1/2-inch, 24 sheets 5/8-inch regular, 13 sheets 5/8-inch Type X. At GTA retail pricing: approximately \$450–\$550 for the 1/2-inch, \$480–\$620 for the 5/8-inch, and \$260–\$365 for the Type X. Total board cost: approximately \$1,200–\$1,500.

Pro tips for minimizing waste. Use the longest sheets practical for your space — 4x12 sheets on long walls and ceilings create fewer joints and generate less waste from offcuts. Plan your layout so that cut pieces from one wall can be used to start the next wall. Keep offcuts organized by size during installation rather than discarding them immediately. Order 5–10 extra screws per box over your calculated need — running short on screws mid-installation is a common and easily preventable annoyance.

If you are hiring a professional drywall contractor, they will typically do their own material takeoff. A good GTA drywall contractor can estimate material needs to within 5% accuracy just by walking the space, and most prefer to supply their own materials at contractor pricing.

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What is the difference between green board, purple board, and standard white drywall for GTA bathroom use?

Standard white drywall should never be used in GTA bathrooms, green board (moisture-resistant) is the minimum acceptable choice for bathroom walls not in direct water contact, and purple board (mould-resistant) is the superior option that most experienced Toronto drywall contractors now recommend for all bathroom applications. Understanding the differences between these three products can save you from a mould disaster that is all too common in GTA bathrooms.

Standard white drywall has a paper facing on both sides and a regular gypsum core. Paper is an organic material that mould feeds on readily, and the standard gypsum core absorbs water like a sponge. In a GTA bathroom, where hot showers generate substantial moisture daily and Toronto's humid summers keep background humidity elevated for months, standard drywall behind or near a shower will absorb moisture, grow mould inside the wall cavity, and eventually deteriorate. The paper facing will turn black, the gypsum core will soften and crumble, and you will face a costly tearout and replacement. Standard white drywall costs \$14–\$20 per 4x8 sheet, but using it in a bathroom is a false economy that will cost you thousands in remediation.

Green board (moisture-resistant drywall) has a water-resistant paper facing (the green colour) and a moisture-resistant gypsum core treated with wax and silicone additives. It resists moisture absorption significantly better than standard board, making it suitable for bathroom walls and ceilings that are exposed to humidity but not direct water contact. Green board has been the standard bathroom drywall in GTA construction for decades. At \$20–\$28 per 4x8 sheet, it is a modest upgrade over standard board. However, green board still has paper facing — and paper, even treated paper, remains an organic food source for mould. In bathrooms with poor ventilation (a common problem in Toronto's older homes where bathroom exhaust fans may be undersized, poorly ducted, or nonexistent), green board can still develop mould on the paper surface over time.

Purple board (mould-resistant drywall) represents a significant upgrade over green board. Products like CGC Mold Tough use fibreglass mat facing instead of paper, completely eliminating the organic food source that mould needs to grow. The gypsum core is also treated with mould-inhibiting compounds. Purple board resists both moisture and mould growth, making it the best drywall choice for GTA bathrooms, laundry rooms, and any high-humidity area. At \$24–\$32 per 4x8 sheet, the premium over green board is only \$4–\$6 per sheet — a negligible cost increase for dramatically better mould protection. For a typical GTA bathroom renovation requiring 12–18 sheets, the total premium for purple board over green board is only \$50–\$100.

Critical limitation for both green and purple board: neither product is suitable for use in areas of direct water exposure — shower surrounds, tub surrounds, and behind sinks where water splashes regularly. These areas

require **cement board** (Durock, HardieBacker, or equivalent) as a tile substrate. Cement board is completely inorganic, impervious to water, and provides the rigid, stable substrate that tile needs. Installing any type of drywall — including green or purple board — as tile substrate in a shower is a code violation and will eventually fail, leading to tile delamination, water infiltration into the wall cavity, and structural damage. Cement board runs \$25–\$40 per 3x5 sheet.

For a complete GTA bathroom renovation, here is the recommended board selection: Purple board (or at minimum green board) for all walls and ceilings outside the shower/tub area. Cement board for all surfaces inside the shower or tub surround, extending at least 6 inches beyond the edge of the tub or shower pan. A 6-mil polyethylene vapour barrier or a liquid-applied waterproofing membrane (like Kerdi or RedGard) behind the cement board and extending onto the adjacent drywall by at least 2 inches.

Toronto's climate makes bathroom moisture management especially important. During winter, GTA homes have very dry indoor air (15–25% humidity) from constant furnace operation, but bathrooms are humidity spikes in this dry environment — each hot shower sends a burst of moisture into the walls and ceiling. During summer, background humidity is already high (60–80%), and bathroom moisture simply adds to an already challenging environment. In lakefront GTA neighbourhoods like the Beaches, Mimico, and Port Credit, where ambient humidity is elevated year-round from Lake Ontario, purple board is particularly worthwhile.

The bottom line for GTA homeowners: the \$50–\$100 extra cost of purple board over green board for a bathroom renovation is one of the best investments you can make. Mould remediation in a GTA bathroom — removing mouldy drywall, treating framing, and reinstalling new board — costs \$2,000–\$5,000 or more. Purple board virtually eliminates the drywall component of mould risk in your bathroom.

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Do GTA building supply stores deliver drywall sheets to residential homes and what are the typical delivery fees?

Yes, virtually all GTA building supply stores deliver drywall to residential homes, and delivery fees typically range from \$50 to \$200 depending on the quantity ordered, your location within the GTA, and whether you need basic curbside drop-off or interior placement. Most suppliers offer free delivery on orders above \$500–\$1,000, which is easily reached on any project requiring more than 25–30 sheets of drywall.

Home Depot offers delivery across the GTA with fees starting around \$79 for standard delivery on smaller orders. Their delivery is typically a flatbed truck that drops the drywall on your driveway or as close to your front entrance as the truck can access. For online orders and large quantities, they may offer free or reduced-cost delivery depending on promotions and order size. The limitation with big-box delivery is that it is curbside only — the driver will not carry sheets into your home, up stairs, or down to the basement. You will need to arrange your own labour to move the drywall from the driveway to the work area, and drywall is heavy — a stack of 50 sheets of 1/2-inch weighs approximately 2,850 pounds.

Lowe's offers a similar delivery model with comparable fees, typically \$75–\$100 for standard orders. Like Home Depot, their delivery is curbside, and they offer free delivery thresholds on larger purchases.

Dedicated building supply yards (WINROC, Turkstra Lumber, Castle Building Centres, and independent GTA suppliers) generally provide the most flexible and useful delivery service. Their standard delivery fees are similar (\$75–\$150), but they offer several advantages over big-box delivery. First, many supply yards include delivery free on orders over \$500–\$1,000. Second, they operate their own delivery fleets with drivers experienced in navigating GTA residential streets, tight driveways, and construction sites. Third, and most importantly, many offer **boom truck delivery**.

Boom truck delivery is the single best upgrade you can make to your drywall delivery. A boom truck has a hydraulic arm (boom) mounted on the flatbed that can lift bundles of drywall and place them through second-floor windows, directly onto upper-floor decks, or into garages — bypassing the need to carry heavy sheets through doorways, up stairs, and around corners. For GTA homes where the work area is above the ground floor, a boom truck can save hours of manual labour and prevent the damage that inevitably occurs when 4x12 sheets are manoeuvred through narrow hallways and around stairway landings. Boom truck delivery typically adds \$100–\$200 over standard delivery, and most drywall specialty suppliers in the GTA offer it as a standard option.

For basement projects — the most common drywall project in GTA homes — boom delivery is less useful because you are going down, not up. In this case, you need to plan for manual carry-in. A common approach is to have the delivery dropped in the garage or as close to the basement entrance as possible, then carry sheets down

one or two at a time. A two-person crew can carry in 50–60 sheets in about 90 minutes. Some GTA drywall contractors include material handling in their labour quote, receiving the delivery and placing all boards in the work area as part of the project — ask about this when getting quotes.

Delivery scheduling considerations in the GTA. During the busy construction season (May through October), delivery wait times at major suppliers can be 3–7 business days. During slower winter months, next-day or even same-day delivery is often available. If you are coordinating multiple trades for a basement renovation, schedule your drywall delivery for the day the insulation and vapour barrier work is complete and inspected — drywall stacked in the work area for days or weeks before installation is in the way and can be damaged by other trades.

Protect your delivery from the weather. Drywall must be stored flat, dry, and off the ground. If the delivery will sit in your driveway or garage for more than a few hours, keep it wrapped in the factory plastic or cover it with a tarp. Water damage — even from a brief Toronto rain shower — can ruin drywall sheets, causing the paper facing to delaminate and the gypsum core to soften. Stack sheets flat on 2x4 runners to keep them off the concrete floor (which can wick moisture into the bottom sheets), and in basements, run a dehumidifier in the storage area if the space tends to be damp.

What about returns? Most GTA suppliers accept returns of undamaged, full sheets within 30–90 days with the original receipt. Cut sheets and opened compound boxes are generally not returnable. Ordering 10–15% extra for waste is standard practice, but keep the extra sheets clean and undamaged in case you need to return them. Some suppliers charge a restocking fee of 10–15% on returns, so ask about their return policy before purchasing.

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Q15

What thickness and type of drywall should I buy for a garage ceiling in an Etobicoke home?

For a garage ceiling in an Etobicoke home, you need 5/8-inch Type X fire-rated drywall — this is not optional, it is required by the Ontario Building Code. The wall and ceiling assembly between an attached garage and the living space above must achieve a minimum 45-minute fire resistance rating, and standard 1/2-inch regular drywall does not meet this requirement. Type X drywall has a glass-fibre reinforced gypsum core that holds together under fire conditions long enough to allow occupants to escape.

The reason this matters so much in Etobicoke specifically is that the neighbourhood is dominated by post-war bungalows, side-splits, and raised ranches from the 1950s through 1980s — many of which have attached garages that were built before modern fire separation standards were as strictly enforced. If you are replacing an existing garage ceiling or finishing a garage that was previously left with exposed framing, this is your opportunity to bring the fire separation up to current code. Every joint must be taped and finished with compound, and any penetrations (light fixtures, wiring runs, plumbing pipes) must be properly sealed with fire-rated caulking or fire stop compound to maintain the integrity of the fire separation.

Why 5/8-inch and not 1/2-inch? Beyond the fire rating requirement, 5/8-inch drywall is inherently better for ceilings because it resists sagging. Garage ceilings often span the full width of the garage with framing at 16 or 24 inches on centre, and the heavier 5/8-inch board stays flat over these spans far better than 1/2-inch. If your garage ceiling joists are spaced at 24 inches on centre, 1/2-inch drywall will visibly sag between joists over time — even without the fire-rating requirement, 5/8-inch is the right choice for ceiling applications at that spacing.

At GTA suppliers, expect to pay **\$20–\$28 per 4x8 sheet** for 5/8-inch Type X drywall. For a standard two-car garage ceiling (roughly 400–500 square feet), you will need approximately 13–16 sheets of 4x8, though using 4x12 sheets reduces the number of joints and produces a cleaner result. Factor in an extra 10–15% for waste from cuts around garage door tracks, opener hardware, and light fixtures.

Additional Materials and Considerations

You will also need **drywall screws rated for 5/8-inch board** — use 1-5/8-inch coarse-thread screws, driven every 12 inches along each joist on the ceiling. A drywall screw gun with a depth-stop clutch is essential to avoid overdriving screws, which breaks the paper face and compromises holding power. For the joints, paper tape with setting compound (hot mud) is the best choice for the first coat in a garage environment, since garages are typically unheated in winter and the temperature fluctuations in Etobicoke's freeze-thaw climate can cause pre-mixed compound to cure poorly.

One important note: if your garage has a habitable room above it (a bedroom, home office, or bonus room), the fire separation requirement extends to the entire ceiling-floor assembly, and you may also need to address sound

transmission. A single layer of 5/8-inch Type X on resilient channel provides both improved fire resistance and better sound isolation from the living space above.

This is a project where hiring a professional drywall contractor makes sense. Hanging 5/8-inch sheets overhead is physically demanding — each 4x8 sheet weighs approximately 70 pounds — and the fire-rating integrity depends on proper installation with no gaps, correctly spaced screws, and fully taped joints. A professional crew with a drywall lift can complete a two-car garage ceiling in a day. Expect to pay **\$3.50–\$6.00 per square foot** installed for fire-rated ceiling drywall in the GTA, including materials, labour, and finishing. For a typical Etobicoke garage, that works out to roughly **\$1,800–\$3,000** for the complete drywall scope.

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How much does moisture-resistant drywall cost compared to regular drywall at Toronto-area suppliers?

Moisture-resistant drywall costs roughly 40–60% more than regular drywall at Toronto-area suppliers, with the price gap widening further if you step up to mould-resistant board. Standard 1/2-inch regular drywall runs **\$14–\$20 per 4x8 sheet** in the GTA, while moisture-resistant green board (same 1/2-inch thickness) costs **\$20–\$28 per sheet**, and premium mould-resistant purple board with fibreglass facing runs **\$24–\$32 per sheet**.

The price difference is significant when you are boarding an entire basement bathroom or a large kitchen, but it is a fraction of the cost of tearing out mould-contaminated regular drywall two or three years down the road. In Toronto's climate — where humid summers push indoor humidity levels well above 60% and basements are naturally damp — using the right board in wet and high-moisture areas is not a luxury, it is basic moisture management.

Green board versus purple board — what is the actual difference? Green board (moisture-resistant drywall) has a water-resistant paper facing and a moisture-resistant gypsum core. It handles the elevated humidity found in bathrooms, kitchens, and laundry rooms better than regular drywall, but it is not waterproof. It should never be used as a tile substrate in showers or tub surrounds — that requires cement board (Durock or HardieBacker, **\$25–\$40 per 3x5 sheet**). Purple board (mould-resistant drywall like CGC's M2Tech or GP's DensArmor Plus) goes further by replacing the paper facing entirely with fibreglass mat. Since mould feeds on paper, removing the paper eliminates the primary food source. This makes purple board the better choice for chronically damp areas like below-grade basement bathrooms, laundry rooms adjacent to exterior walls, and any room where ventilation is limited.

For a practical GTA comparison, consider a typical basement bathroom renovation (roughly 200 square feet of wall area). Using regular drywall would cost about **\$90–\$125** in board alone. Green board bumps that to **\$125–\$175**, and purple board to **\$150–\$200**. The material difference is only \$35–\$75, which is trivial compared to the total project cost of **\$5,000–\$12,000** for a basement bathroom renovation. Given that basement moisture problems are the single most common drywall complaint in GTA homes — especially in the post-war housing stock across Scarborough, North York, and the inner suburbs — spending the extra \$50–\$75 on mould-resistant board is the most cost-effective insurance you can buy.

Where to Use Each Type

Regular drywall is perfectly fine for bedrooms, living rooms, dining rooms, hallways, and any dry interior space. **Green board** is appropriate for kitchen walls and ceilings, powder rooms with low moisture exposure, and laundry rooms with good ventilation. **Purple board or DensArmor Plus** is the right choice for full bathrooms (walls and ceilings not in direct water contact), basement rooms in older GTA homes with any history of dampness, and any space where ventilation is limited or humidity runs high.

One critical point that many homeowners miss: moisture-resistant drywall protects the board itself from moisture damage, but it does not prevent moisture from entering the wall cavity. In basement applications, you still need a properly installed 6-mil polyethylene vapour barrier on the warm side of the insulation, as required by the Ontario Building Code for Climate Zone 6. Without the vapour barrier, warm moist air from inside the room will condense on the cold foundation wall behind the drywall, and no amount of moisture-resistant board will prevent mould growth inside the wall cavity.

Most GTA building supply stores — Home Depot, Rona, Home Hardware, and specialty drywall suppliers — carry all three types in stock. For larger orders (10+ sheets), delivery is typically **\$50–\$150** depending on location, with many suppliers offering free delivery on orders over \$500. If you are planning a bathroom or basement project and want professional guidance on material selection, Toronto Drywall Installers can match you with a local drywall contractor for a free estimate.

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Q17

What drywall accessories and supplies should I buy before starting a basement finishing project in the GTA?

Before starting a basement finishing project in the GTA, you need a comprehensive materials list that goes well beyond just drywall sheets — the accessories and supplies are what determine whether your finished basement walls and ceilings look professional or amateur. A typical 800–1,200 square foot basement finish will require a substantial materials investment, and having everything on hand before the crew starts (or before you start, if you are tackling portions yourself) prevents costly delays and mid-project supply runs across Toronto traffic.

Here is what you need, organized by stage of the drywall scope:

Boarding and Framing Supplies

Drywall boards are the obvious starting point. For basement walls, use **1/2-inch moisture-resistant (green board) or mould-resistant (purple board)** at **\$20–\$32 per 4x8 sheet** — regular drywall is a risky choice in GTA basements given our humid summers and the inherent dampness of below-grade spaces. For the basement ceiling, **1/2-inch regular or lightweight drywall** is typically fine at **\$14–\$24 per sheet**, unless you have a furnace room that requires **5/8-inch Type X fire-rated board** at **\$20–\$28 per sheet**. Calculate your square footage, divide by 32 (the area of a 4x8 sheet), and add 10–15% for waste from cuts around windows, doors, electrical boxes, plumbing, HVAC runs, and columns.

You will also need a **6-mil polyethylene vapour barrier** — this is code-required in Ontario for basement walls and goes between the insulation and the drywall on the warm side. Budget **\$50–\$80 for a 10x100-foot roll**, plus **acoustic sealant (\$8–\$12 per tube)** to seal the poly at all seams, penetrations, and perimeter edges. **Tuck tape (\$8–\$15 per roll)** seals poly seams. Without a properly sealed vapour barrier, moisture will condense inside your wall cavities and you will have mould within two to three years — this is the single most common basement finishing mistake in the GTA.

Drywall screws: Use **1-1/4-inch coarse-thread screws for 1/2-inch board** and **1-5/8-inch for 5/8-inch board**. Buy screws by the box — a 1,000-count box runs **\$25–\$40** and covers roughly 30–40 sheets at proper spacing (every 16 inches on walls, every 12 inches on ceilings). You will also need a **drywall screw gun or an impact driver with a dimple bit adapter (\$15–\$25)** to set screws to the correct depth without breaking the paper face.

Taping, Finishing, and Accessories

Joint compound: For an 800 square foot basement, plan on **3–4 boxes of pre-mixed all-purpose compound (17L each, \$18–\$25 per box)** for the bedding and second coats, plus **1–2 boxes of topping compound (\$20–\$28 each)** for the final finish coat. If you are working in winter in a basement that is not yet fully heated, pick up a bag of **setting compound (hot mud) in 90-minute set time (\$15–\$22)** — it cures by chemical reaction rather than air drying, so it works reliably in cold conditions where pre-mixed compound will not cure properly.

Tape: Buy at least **3–4 rolls of paper tape (\$5–\$8 per 75-metre roll)** — paper tape is stronger than mesh for flat joints and inside corners, which are abundant in basements. For corner protection, you need **metal or vinyl corner bead (\$3–\$8 per 8-foot piece)** for every outside corner, plus **paper-faced inside corner bead** for cleaner inside corners if you want a professional result.

Sanding supplies: A **pole sander (\$25–\$40)** with **120-grit and 150-grit sanding screens or sandpaper** is essential for finishing. A **sanding sponge (\$5–\$8)** handles detail work around corners and edges. A bright **work**

light (\$30–\$60) positioned at a raking angle is critical for spotting imperfections during sanding — overhead lighting hides flaws that will be glaringly visible once the room is furnished.

Finally, do not forget **PVA drywall primer (\$30–\$50 per 3.78L can)** — this seals raw drywall and compound evenly so paint covers uniformly without flashing. Skipping primer is the most visible shortcut in drywall finishing, and it shows up as visible joint lines under every lighting condition.

For a complete basement drywall scope in the GTA, expect to spend **\$2,500–\$5,000 on materials alone** for an 800–1,200 square foot space. A professional drywall crew will typically quote **\$5,000–\$12,000** for the full drywall scope including materials, labour, and finishing. Toronto Drywall Installers can match you with experienced basement finishing contractors in your area for free estimates.

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Q18

Are there GTA suppliers that sell reclaimed or surplus drywall at a discount for budget-friendly renovations?

Reclaimed or surplus drywall is available in the GTA, but it comes with significant limitations that homeowners need to understand before banking on it for a renovation budget. The drywall market in Toronto does include surplus, overstock, and seconds channels, but the savings are modest compared to the risks, and the supply is inconsistent.

The most reliable source of discounted drywall in the GTA is **surplus and overstock from large construction projects**. When condo towers, commercial builds, or large subdivision projects over-order (which happens regularly), the excess often ends up at salvage or discount building supply outlets across the GTA. These boards

are typically factory-new, just surplus from a completed job. You can occasionally find name-brand 1/2-inch and 5/8-inch sheets at **20–30% below retail**, which brings the per-sheet cost from the standard **\$14–\$20 down to \$10–\$15** for regular 1/2-inch board. Some GTA-area Habitat for Humanity ReStores carry surplus drywall when donations come in, though inventory is unpredictable — you might find 50 sheets one week and nothing the next.

Online classifieds and marketplace platforms are another source. Contractors and homeowners frequently list leftover drywall from completed projects. The prices are often very attractive — sometimes free for pickup — but there are important caveats. **Drywall is extremely fragile during transport**, and sheets that have been stored in a garage, stacked improperly, or exposed to any moisture are compromised. Even drywall that looks fine on the surface may have absorbed humidity, making the core soft and prone to sagging after installation, especially on ceilings. In Toronto's climate, where garages and sheds see temperature swings from -20 to +35 degrees Celsius across the year, storage conditions matter enormously.

Here is the honest assessment of when discount drywall makes sense and when it does not. If you are patching a few walls, finishing a workshop or storage area where cosmetic perfection is not critical, or doing a garage interior where appearance is secondary, surplus drywall at a discount is a reasonable choice. The boards just need to be dry, flat, and undamaged at the edges and corners.

However, for a basement finish, bathroom renovation, or any living space where you want smooth, paint-ready walls, buying discounted drywall of uncertain provenance is a false economy. The drywall board itself is the cheapest component of a drywall project — the labour for hanging, taping, and finishing accounts for **60–75% of the total cost**. Saving \$100–\$200 on boards but then having a finisher struggle with warped, moisture-damaged, or mismatched sheets wastes far more in labour time than you saved on materials. A professional drywall finisher in the GTA charges **\$400–\$700 per day** — even half a day of extra work dealing with inferior boards erases any material savings.

For specialty boards — moisture-resistant, mould-resistant, fire-rated Type X, or soundproof drywall — always buy new from a reputable supplier. These boards have specific performance ratings that cannot be verified on used or surplus product, and using compromised fire-rated or moisture-resistant board defeats the entire purpose of specifying it. Fire-rated Type X drywall in a garage separation, for example, must meet Ontario Building Code requirements for fire resistance, and you have no way to verify that a used or surplus sheet has not been damaged in ways that compromise its fire rating.

The practical approach for budget-conscious GTA homeowners is to buy new drywall at competitive prices by **ordering in volume directly from a drywall supplier rather than a big-box store**. Specialty drywall distributors in the GTA typically offer better pricing than Home Depot or Rona on orders of 50+ sheets, and most include free delivery on orders over \$500. Getting quotes from two or three suppliers can save you 10–15% — and you get factory-fresh, properly stored product with a known performance rating.

If you are working within a tight budget on a basement or room renovation, the biggest cost savings come from the labour side, not the materials. Getting multiple quotes from drywall contractors through Toronto Drywall Installers — which is completely free — ensures you are getting competitive pricing on the scope that actually drives the cost.

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What type of drywall screws should I use for different applications in a Toronto home renovation?

The right drywall screw depends on two things: the thickness of the drywall board and what you are screwing into (wood framing or steel studs). Using the wrong screw is one of the most common DIY mistakes in GTA renovations, and it leads to screw pops, loose boards, and cracked joints that show through paint — problems that are expensive to fix after the fact.

For the vast majority of residential drywall work in Toronto homes, you are dealing with wood framing and need **coarse-thread drywall screws**. The coarse threads grip wood framing securely and draw the board tight against the stud. Here is the breakdown by application:

1/2-inch drywall on wood studs (walls): Use **1-1/4-inch (#6) coarse-thread screws**. This is the most common drywall screw in residential GTA work — it penetrates the 1/2-inch board and sinks at least 5/8 inch into the wood stud, which provides solid holding power. Space them every **16 inches along each stud on walls**, with screws placed at least **3/8 inch from the board edge** to prevent edge cracking. A standard 4x8 sheet on walls with studs at 16-inch centres needs approximately 28–32 screws.

5/8-inch drywall on wood framing (ceilings, fire-rated assemblies): Use **1-5/8-inch (#6) coarse-thread screws**. The extra length accounts for the thicker board while still achieving the minimum 5/8-inch penetration into the framing. On ceilings, spacing tightens to every **12 inches along each joist** because gravity is working against you — the board is heavier and the screws bear the full weight. For fire-rated garage separations in Etobicoke, Scarborough, or North York bungalows and split-levels, proper screw spacing is part of the fire-rated assembly and must not be skipped.

Drywall on steel studs (condos, commercial): Use **fine-thread drywall screws** — the fine threads are designed to tap into thin-gauge steel without stripping. For steel studs up to 25 gauge, use **1-inch fine-thread screws for 1/2-inch board** or **1-1/4-inch fine-thread for 5/8-inch board**. This is particularly relevant in GTA condo renovations where interior partition walls often use steel studs. Using coarse-thread screws on steel studs is a common mistake — the coarse threads do not grip thin steel properly and the screws will loosen over time, causing pops and loose boards.

Double-layer drywall (soundproofing, enhanced fire ratings): When installing a second layer of drywall over an existing layer — common in home theatre builds and condo party wall upgrades — use **1-5/8-inch or 2-inch coarse-thread screws** for the second layer. The screw must pass through both layers and penetrate the framing. If you are using **resilient channel** for sound isolation (critical in GTA condo and townhouse renovations), the drywall screws go into the channel only — they must **never** penetrate through the channel into the stud behind it. A single

screw that short-circuits the resilient channel by touching the stud eliminates the sound isolation benefit of the entire assembly. Use **1-inch fine-thread screws** for drywall on resilient channel.

Cement board screws are a separate category entirely. In shower and tub surrounds where you are installing cement board (Durock, HardieBacker) as a tile substrate, use dedicated **cement board screws with a corrosion-resistant coating** — standard drywall screws will rust in wet environments and lose holding power.

Avoiding Common Screw Mistakes

Overdriving is the most frequent error. A screw driven too deep breaks through the paper face of the drywall, and once the paper is broken, the screw has almost no holding power — the gypsum core alone cannot support the load. The screw head should create a slight dimple in the paper surface without tearing through it. Invest in a **drywall screw gun with an adjustable depth-stop clutch** (available at GTA tool suppliers for \$60–\$120) or use a **dimple bit adapter for your drill (\$15–\$25)**. This is the single most important tool for achieving professional results.

Underdriving leaves the screw head proud of the surface, which creates a bump that shows through the finished wall. The compound cannot cover a protruding screw head smoothly.

For a typical GTA basement finish of 800–1,200 square feet, expect to use **1,500–2,500 screws**. A box of 1,000 coarse-thread 1-1/4-inch screws costs **\$25–\$40** at Toronto-area suppliers. Buy enough for the full project plus 10% extra — running short mid-project and switching to a different brand or type can cause inconsistent results.

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Q20

How much joint compound and tape should I buy per sheet of drywall for a GTA residential project?

As a reliable rule of thumb for GTA residential projects, plan on roughly one 17-litre box of pre-mixed joint compound for every 8–10 sheets of drywall, and one 75-metre roll of paper tape for every 10–12 sheets.

These ratios assume standard three-coat finishing (bedding coat, fill coat, finish coat) on walls and ceilings with a Level 4 paint-ready result, which is what most Toronto-area residential renovations require.

Let me break that down into practical quantities. A typical GTA basement finish using 40–50 sheets of drywall will need approximately **5–6 boxes of compound** and **4–5 rolls of paper tape**. A single bedroom (12x12 feet) using 10–12 sheets will need roughly **1–2 boxes of compound** and **1 roll of tape**. These are working estimates — the actual amount varies based on finish level, the skill of the finisher, the number of butt joints versus tapered joints, and how many patches and touch-ups are needed.

Why the range varies so much comes down to three factors. First, **finish level** makes a significant difference. A Level 3 finish (suitable for areas receiving texture) uses less compound because you are only applying two coats. A Level 4 finish (standard paint-ready) requires three full coats with wider feathering on each successive coat. A Level 5 finish (premium smooth for high-end GTA homes or critical lighting areas) adds a full skim coat over the entire surface, which can double the compound consumption to roughly one box per 4–5 sheets.

Second, **joint configuration matters**. Tapered-edge joints (where the factory-tapered edges of two sheets meet) use less compound because the tape sits in the recessed channel. Butt joints (where two non-tapered cut edges meet) require much more compound to feather out the slight ridge, often spreading 12–16 inches on each side. The more butt joints your layout creates — which is common in basements with low ceilings and many corners — the more compound you will need. Professional drywall hangers minimize butt joints through careful sheet layout, which is one reason professional hanging produces better finishing results.

Third, **the skill of the finisher** affects compound consumption more than most people expect. An experienced GTA drywall finisher applies thin, even coats and wastes very little compound. A less experienced finisher tends to over-apply compound, creating ridges and high spots that require aggressive sanding — which wastes compound and creates clouds of dust. Over-sanding then exposes tape or scuffs the paper face, requiring yet another coat of compound to repair the damage.

Choosing the Right Compound

For most GTA residential projects, the practical approach is to buy **all-purpose compound for the first two coats** and **topping compound for the final coat**. All-purpose compound (**\$18–\$25 per 17L box**) has stronger adhesion for embedding tape and filling joints but is harder to sand. Topping compound (**\$20–\$28 per 17L box**) is lighter, smoother, and sands easily to a feather edge, making it ideal for the finish coat.

If you are working during Toronto's winter months in a space that is not consistently heated above 10 degrees Celsius — common during basement renovations before the HVAC is extended — pick up a bag of **setting compound (hot mud) in 90-minute set time (\$15–\$22 per 11kg bag)** for the first coat. Setting compound cures by chemical reaction rather than air drying, so it works reliably in cold conditions where pre-mixed compound will not cure properly. One bag of 90-minute setting compound is roughly equivalent to half a box of pre-mixed for the bedding coat.

Tape selection: Paper tape is the standard for flat joints and inside corners — it is stronger than mesh tape and works with all compound types. If you use mesh tape, it **must** be used with setting compound only, not pre-mixed all-purpose — mesh tape used with pre-mixed compound cracks because the compound lacks the strength to resist joint movement through the mesh openings.

For materials budgeting on a GTA project, compound and tape typically account for **\$150–\$400** for a full basement finish and **\$30–\$60** for a single room — a small fraction of the total cost but critical to have enough on hand. Running out of compound mid-coat forces a stop-start line that is difficult to blend invisibly, so always buy one extra box beyond your estimate. Unused pre-mixed compound keeps well for 9–12 months if stored properly — sealed tight and kept above freezing through Toronto's winter.

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Q21

What is the shelf life of drywall compound and how should it be stored through a Toronto winter?

Pre-mixed drywall joint compound has a shelf life of approximately 9–12 months from the date of manufacture when stored properly, but Toronto's winter climate is the single biggest threat to its usability.

If compound freezes even once, it is ruined — the emulsion breaks down permanently, leaving a lumpy, grainy texture that will not spread smoothly and will not bond properly to tape or drywall. There is no way to restore frozen compound, and using it will result in cracking, poor adhesion, and a finish that looks terrible under paint.

This is a particularly important issue in the GTA because so many homeowners store building supplies in unheated garages, garden sheds, or unfinished basements where temperatures routinely drop well below zero from December through March. Toronto winters regularly see sustained temperatures of -10 to -20 degrees Celsius, and even an attached garage in Scarborough, Etobicoke, or Mississauga can reach -15 degrees on a cold January night. **Any pre-mixed compound stored in an unheated space during a GTA winter should be assumed frozen and discarded.**

Proper storage for Toronto's climate means keeping compound indoors, in a heated space, at temperatures between 10 and 30 degrees Celsius. A heated basement, a temperature-controlled storage room, or even a closet in the house works perfectly. The container must be sealed tightly after each use — pre-mixed compound dries out from the surface down when exposed to air, forming a hardened crust that contaminates the remaining product. After opening a box or pail, press a sheet of plastic wrap directly onto the compound surface before replacing the lid. This prevents the surface from skinning over between uses.

Here is what to watch for when evaluating stored compound:

Signs the compound is still good: Smooth, creamy consistency when stirred. No lumps, no foul odour, no mould growth on the surface. A thin layer of water on top (separation) is normal and can be mixed back in. The compound should spread easily with a taping knife and adhere to drywall and tape without sliding off.

Signs the compound is compromised: Grainy or lumpy texture that does not smooth out with stirring — this almost always indicates freeze damage. A sour or putrid smell means bacterial growth, which breaks down the binders. Visible mould on the surface (green, black, or white fuzzy growth) means the compound has been contaminated and should not be used — mould behind drywall is a serious problem in GTA homes, and applying mould-contaminated compound introduces spores directly into your wall system. Dried-out compound that cannot be reconstituted to a smooth consistency should be discarded.

Setting compound (hot mud) is a different story entirely. Because it comes as a dry powder and is mixed with water on-site, it has an effectively indefinite shelf life as long as the bag is kept dry and sealed. This makes setting compound the better choice for GTA contractors and homeowners who want to keep materials on hand without worrying about winter storage. Store the bags off the floor (on a pallet or shelf) in a dry location — moisture wicking through a concrete garage floor will harden the powder in the bag. A bag of 90-minute setting compound runs **\$15–\$22** and can sit on a shelf for years without degrading.

Practical Tips for GTA Homeowners

If you are planning a winter drywall project, buy compound as close to the start date as possible and store it inside from the moment you bring it home. Do not leave it in the car overnight — a car in a Toronto driveway in January reaches the same temperature as the outside air within a few hours. If you are buying from a big-box store, check the manufacturing date printed on the container (usually stamped on the bottom or side) and avoid boxes that have been sitting on an unheated loading dock or outdoor storage area.

For leftover compound after a project, keep the sealed container in a heated interior space. A half-full box of all-purpose compound stored properly indoors will last through to your next project. At **\$18–\$28 per box**, it is not worth risking by leaving it in the garage over winter. If in doubt, spend the few dollars on a fresh box rather than compromising your finish quality — compound is the cheapest material in a drywall project, and bad compound ruins the most expensive part: the labour.

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Where can I buy fire-rated Type X drywall in the Toronto area and how much does it cost per sheet?

Fire-rated Type X drywall is widely available across the GTA from both big-box retailers and specialty drywall suppliers, with pricing running \$20–\$28 per 4x8 sheet for standard 5/8-inch Type X. This is one of the most commonly stocked drywall products in the Toronto market because every attached garage, furnace room, and multi-unit fire separation in Ontario requires it.

The major home improvement retailers — Home Depot and Rona locations throughout Toronto, Mississauga, Brampton, Markham, Vaughan, and the surrounding GTA — carry 5/8-inch Type X in 4x8 sheets as a standard stock item. You can typically walk into any GTA location and buy it off the shelf or arrange delivery. For larger quantities (20+ sheets), call ahead to confirm stock levels, as popular locations in high-renovation areas can run low during peak renovation season (April through October). Big-box pricing in the GTA currently sits at **\$22–\$28 per 4x8 sheet** for name-brand CGC or GP products.

Specialty drywall distributors are the better option for larger projects, offering lower per-sheet pricing and professional delivery service. These suppliers deal primarily with drywall contractors and sell in volume, passing along savings that big-box stores cannot match. For orders of 50+ sheets, expect pricing of **\$20–\$24 per sheet** — a meaningful savings on a full garage conversion or basement furnace room enclosure. Most specialty suppliers offer free delivery on orders over \$500, and their delivery crews are experienced at placing heavy drywall loads exactly where you need them (garage, basement, specific rooms) rather than dropping a pallet in the driveway.

What exactly makes Type X fire-rated? The "X" designation means the gypsum core is reinforced with glass fibres that hold the board together under fire conditions. A single layer of 5/8-inch Type X provides a **45-minute fire resistance rating** when properly installed — joints taped and finished, screws at correct spacing, all penetrations sealed with fire-rated caulking. This is the minimum requirement under the Ontario Building Code for the wall and ceiling assembly between an attached garage and the house. For assemblies requiring a **1-hour fire rating** (condo party walls, certain furnace room enclosures), a single layer of Type X on each side of the framing is typically required, or double-layered assemblies may be specified.

For enhanced fire protection, **Type C drywall** offers superior fire resistance with additional glass fibres and vermiculite in the core, providing longer fire endurance than Type X. Type C runs **\$28–\$38 per 4x8 sheet** in the GTA and is used where 2-hour fire ratings are required — primarily in commercial and multi-unit residential construction.

How Much Do You Need?

For common GTA residential projects requiring Type X:

Attached garage fire separation (standard two-car garage): The garage-side walls and ceiling shared with the house need Type X. For a typical 20x22-foot garage with an 8-foot ceiling and one shared wall plus ceiling, plan on **15–25 sheets** depending on the layout. At current GTA pricing, that is roughly **\$350–\$600 in board alone**, plus tape, compound, and fasteners.

Furnace/mechanical room enclosure: A typical 8x10-foot furnace room requires **8–12 sheets** of Type X for the walls and ceiling — roughly **\$180–\$300** in materials.

Full project costs including professional installation run **\$3.50–\$6.00 per square foot** for fire-rated drywall assemblies in the GTA. This covers the board, screws, tape, compound, labour for hanging and finishing, and fire-rated caulking at penetrations. For a garage fire separation project, expect a total installed cost of **\$2,000–\$4,500** depending on the scope.

One important note: fire-rated assemblies are only as good as their weakest point. Every electrical box, plumbing penetration, HVAC duct, and recessed light that passes through a fire-rated wall or ceiling must be properly fire-stopped. A fire-rated wall with an unsealed gap around a wire run is not a fire-rated wall. This is why hiring a professional drywall contractor for fire-rated work is strongly recommended — the hanging and finishing are straightforward, but ensuring every detail meets Ontario Building Code requirements for fire separation integrity requires experience and knowledge of the code. Toronto Drywall Installers can connect you with contractors experienced in fire-rated residential drywall work through the Toronto Construction Network.

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