

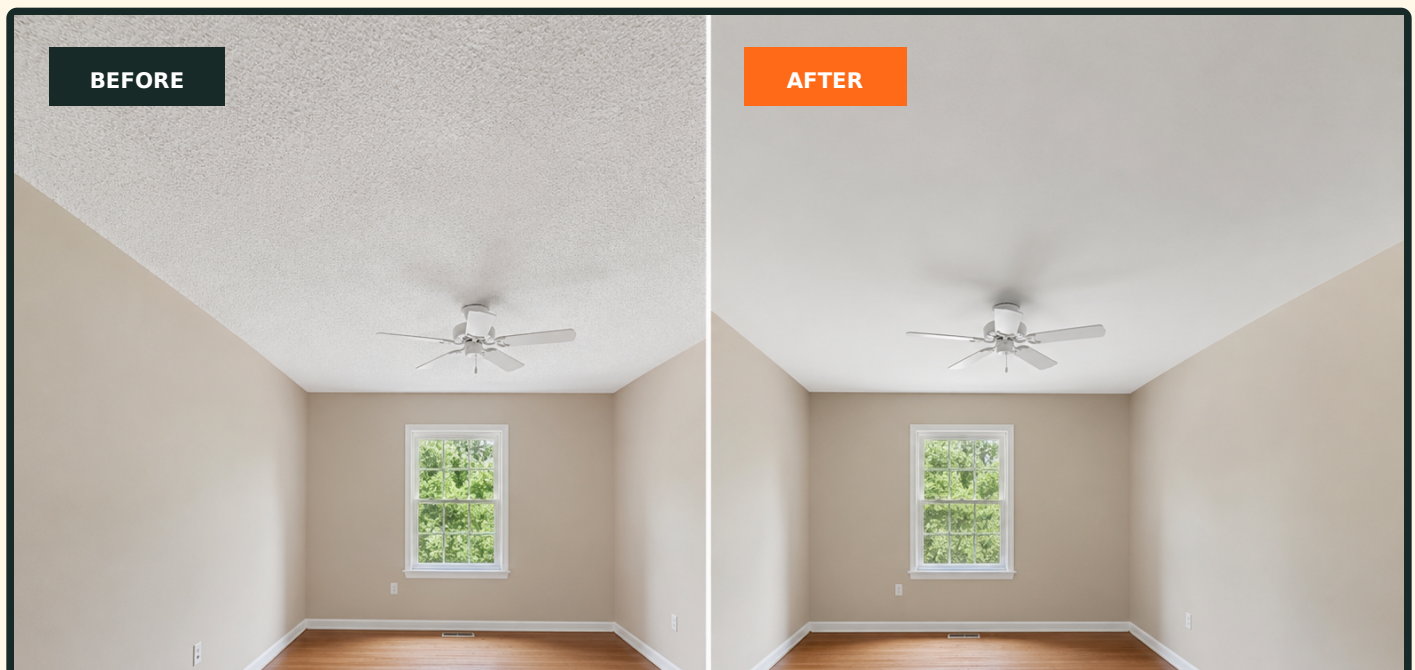


FREE SOUTH CAROLINA HOMEOWNER GUIDE
POPCORN CEILING REMOVAL EXPERTS

5 Things Homeowners Should Know **Before Removing** a Popcorn Ceiling

A clear, safety-first guide to testing, planning, removal, repairs, and the smooth finished ceiling you actually want.

LEXINGTON | COLUMBIA | THE SOUTH CAROLINA MIDLANDS





SAFETY BEFORE SCRAPING

Test before anyone scrapes or sands.

You cannot confirm what a ceiling contains by looking at it or relying only on the home's construction date.

THE KEY POINT

A build date is not a laboratory result. Older buildings are more likely to contain asbestos-containing material, but age alone does not prove that a specific ceiling is clear.

What a careful homeowner should do

- Keep the ceiling material intact until the planned work scope and testing path are clear.
- Use a properly trained and accredited asbestos professional to collect representative samples when renovation will disturb suspect material.
- Use qualified laboratory analysis and keep the written report with the project records.
- Do not treat the year 1980 as a promise that every later product is asbestos-free.

BYE-BYE POPCORN POLICY

For every popcorn-ceiling project we accept, we require project-specific inspection and laboratory documentation before scraping, sanding, drilling, repair, or removal begins.



SCOPE MATTERS

2

The inspection must match the work you plan to do.

A useful inspection is tied to the rooms, materials, and layers that the actual project may disturb. It is not automatically a whole-home survey.

1

LOOK BEYOND THE VISIBLE TEXTURE

Planned work may contact popcorn texture, joint compound, plaster, patching, adhesive, or another layer. Each suspect material in the work scope needs to be addressed.

2

IDENTIFY HOMOGENEOUS AREAS

A licensed inspector evaluates materials that are uniform in appearance and applies representative sampling procedures to the applicable areas.

3

KEEP THE WRITTEN REPORT

The report should document the inspected scope, materials, sample locations, laboratory results, and important limitations.

WATCH FOR THIS COMMON MISTAKE

A negative result for one material or one homogeneous area does not automatically clear every other layer, repair, or room that the work may disturb.



USE THE RIGHT TEAM

The test result determines the removal path.

A positive result does not mean the goal is over. It means the project needs a different team, controls, schedule, and release process.

NEGATIVE DOCUMENTATION

Standard removal path

- Protect and contain the rooms
- Remove eligible ceiling texture
- Repair, smooth, prime, and paint
- Clean and complete the walkthrough

ASBESTOS CONFIRMED

Licensed abatement path

- Pause ordinary removal work
- Use properly licensed abatement personnel
- Use separate air monitoring and clearance when required
- Resume restoration only after release

Facts, not fear.

Asbestos-containing material that is intact and left undisturbed is different from material that will be scraped, sanded, cut, or removed. Testing is about choosing the right project path before disturbance starts.



THINK BEYOND SCRAPING

4

A finished ceiling takes more than texture removal.

Scraping is only one stage. The quality of the finished room depends on protection, repairs, smoothing, coating, cleanup, and a clear final walkthrough.

01

Protect

Floors, walls, doors, fixtures, and pathways are prepared for a naturally messy process.

02

Remove

Eligible texture follows the documented standard or licensed removal path.

03

Repair

Cracks, seams, nail pops, old patches, and damaged drywall are addressed as needed.

04

Smooth

The surface is prepared, skimmed where needed, and sanded for a cleaner finish.

05

Prime + paint

Compatible primer and ceiling paint complete the transformation.

06

Clean + walk

Protection is removed, the work area is cleaned, and the customer completes the walkthrough.

ASK BEFORE YOU SIGN

Does the estimate include protection, repairs, smoothing, primer, paint, cleanup, and the final walkthrough - or only removal?

PLAN THE REAL SCOPE

5

Price and timing depend on what the ceiling actually needs.

Square footage matters, but it is only one part of the estimate. Access, ceiling condition, protection, laboratory timing, repairs, and the removal path can all change the plan.

Common cost and scheduling factors

- Number of rooms, total square footage, ceiling height, vaults, and access
- Whether the texture is painted, loose, damaged, or hiding prior repairs
- Furniture, fixtures, occupied areas, pets, and the protection plan
- Laboratory turnaround and whether results lead to standard removal or licensed abatement
- Repair, skim-coating, sanding, primer, paint, cleanup, and final finish expectations

BYE-BYE POPCORN TESTING NOTE

Limited project testing generally starts around \$240. Final testing cost depends on the materials and homogeneous areas, required representative samples, and laboratory needs. Testing is separately priced from the free removal estimate.

Make the first appointment count

List every room you are considering, disclose leaks or past repairs, share prior reports, and ask what must be moved. Bye-Bye Popcorn can complete the free removal estimate and, with authorization, collect the required paid testing samples during the same visit.



YOUR QUICK DECISION CHECKLIST

Ready to say bye-bye to the texture?

Use these five questions before any popcorn-ceiling project begins.

- ☐ Has the exact planned disturbance scope been identified?
- ☐ Have all suspect materials and layers in that scope been addressed?
- ☐ Do I have laboratory results and a written inspection report?
- ☐ Does the contractor have the correct team for the documented result?
- ☐ Does the proposal include the full path to a smooth, painted ceiling?

Start with a free, non-destructive estimate.

Tell us which rooms you want transformed. Required inspection and testing are scheduled and priced separately before ceiling material is disturbed.

REQUEST MY FREE REMOVAL ESTIMATE

READ THE ONLINE GUIDE

OFFICIAL HOMEOWNER RESOURCES

South Carolina DES - Asbestos in Your Home

South Carolina DES - Building Inspections

U.S. EPA - Remodeling and Asbestos

U.S. EPA - Protect Your Family

GENERAL INFORMATION ONLY: This guide is not legal or medical advice. Requirements vary by building type and project scope. A limited inspection covers the materials and areas identified in its written scope; it is not a whole-home survey. Bye-Bye Popcorn's pre-disturbance testing requirement is a company safety policy and does not claim that every private residential project is regulated identically. Information reviewed August 13, 2026.

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