

PAINTING PREPARATION & TECHNICAL INFORMATION

- If homeowner hires someone other than our painting contractor, (which is fine) to repair wood rot and other issues, it is the complete responsibility of the homeowner.
- In this situation, it is the total responsibility of the homeowner to repair/replace wood, repair paintable surface areas other than wood, and have 1 coat of finish top coat applied to repaired area. Additionally, everything has to be installed at least 3 weeks BEFORE the PAINTING PROCESS BEGINS.
- Also keep in mind the flow and timing of when the painter will paint your home (he will call you).
- If Patrick, our painting contractor, is doing the repairs, he will be coordinating repair and painting on his own schedule/timetable.
- NOTE: Vertical top-to-bottom replacement of rotten T1-11 (exterior paneling) is less noticeable than Horizontal (with Z-Channel) replacement. See pictures during presentation meetings.

PRESSURE TREATED LUMBER (PTW):

- If pressure treated lumber is used it must be dry with a moisture content of 12% or less. If there is confidence that the PTW has been continuously stored inside for 3 months, then it can be painted right away. For PTW that is being immediately installed (deck boards, etc.), the rule of thumb in exterior exposure is to wait 6 months before it is coated.

PREVENTING CEDAR BLEED

- Sometimes when painting cedar a bleeding stain can occur. If this does happen an alkyd (oil based) primer is used to hold back the stain and then you can recoat with finish color.

PREP for PRESSURE WASHING

Just a reminder to everyone's home that is being painted this year and the years to follow regarding preparation for your home to be pressure washed prior to painting. Please move or have moved all exterior furniture (especially those with any fabric), flags, etc. away from your home. Many of the most effective cleaning solutions used are chlorine based (for mildew, mold, etc. remedying and removal) and we do not want any issues or damages to those items.

REMOVAL of ITEMS on EXTERIOR PAINTABLE SURFACE

- It makes common sense to remove or have removed everything that is attached {signs, street numbers, plaques, etc.) to your home's paintable exterior surface area. Move or have moved those items to your garage, porches, etc., or on common ground near your home if need be. Close lid on garage door openers and keep all your entrance doors closed (even those behind storm doors) to minimize any potential water intrusion during pressure washing.

PAINTING CONCRETE PATIOS

- Surface preparation is key when coating bare or previously painted concrete patios. Follow label directions carefully.
- It also should be noted that these coatings have the potential for peeling and lifting which is something that should be considered.
- Concrete patios, etc. are mostly on horizontal surfaces. That weather and sun exposure are "1 step down" from your roof which is the highest exposure.
- It is also suggested while you are at the Florida Paints store to ask the store personnel any questions regarding surface preparation, application, etc.
- Examples of gray color range can be viewed at Florida Paints. The colors are *Moonlight Mist* (Lighter Gray), *Gull Gray* (Medium Gray), *Pearl Gray* (Darker Gray). TropiCrete Concrete Coating is available and actual applied colors (on concrete) can be viewed at Florida Paints.

If there any questions, please email hoa.summertrees3.com

PAINTING CONTRACTOR:



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