PAINTING TO PROTECT YOUR HOME

Paint does more for your home than make it look good, it also protects the building from deterioration. Bare wood surfaces are no match for ultra-violet light, water and microscopic organisms such as mold. Moisture can absorb into unprotected masonry blocks and cause damage to underlying materials.

Over time, failed paint can result in costly and unnecessary repairs. Therefore, the City code requires that all exterior features of a building be made impervious to weather. This is commonly done by painting or staining all exposed surfaces. Think of paint as the "skin" which serves as the layer of protection on wood or masonry.

Causes of Paint Failure

Generally, paint fails for one of three reasons: the building has a moisture problem, the surface underneath the new paint is damaged, or the paint is simply too old.

Moisture problems are often created by a leaking roof, faulty gutters and down spouts, or from a high moisture content within the house (from bathrooms, kitchen etc).

These problems must be corrected before the new paint is applied or the paint will fail again.

Pressure washing can also cause moisture build up within the wood and walls of a structure, when pressure washing a wooden structure, remember that high pressure jets can damage wood. Water can also pass through the wall and damage interior finishes such as plaster walls.

The wall surface must dry completely before any primer or paint can be applied.
The surface to be painted must be solid, free of defects and clean before the new primer or paint is applied.

Prepare & Clean

Paint will not stick to a dirty surface. Even though the structure may look clean, a layer of dirt and dust may be coating the structure.

This must be removed prior to the application of a new finish. Wash the structure and scrape away all loose paint. Talk to a professional at a paint store about the proper and safe use of all cleaning materials and chemicals; also read and follow all manufacturer's instructions.

All joints, especially where water can collect, should be sealed with a paintable caulk. Cracks in wood should be filled with wood putty; for masonry or stucco, use concrete patching materials. The loose putty of glazed windows should he removed and replaced with new window putty. This is a good time to replace any broken panes of glass.

Remember proper preparation will allow the paint job to last longer and mean less frequent painting.

Primer & Paint

Primer is an integral part of the paint system. Primers contain a high amount of "skin" making binders. The binders in primer adhere to the surface and create the seal needed to protect it. Primer should be applied over all bare spots. It is best to apply a fresh coat of primer over the entire structure to create a uniform base so that the paint will adhere. Paint differs from primer in that it contains a high amount of pigment (coloring) and has less binding material. It will not stick to raw wood or masonry as well as the primer. Paint alone will not adequately seal the surface.

Read all directions carefully to ensure that your primer, your old paint and your new paint are compatible. If they do not work with each other, the entire paint job could fail quickly. Ask a professional at the paint store which primer and paint are best for the old surface. Use a high-quality primer and paint. The extra cost will mean fewer painting jobs over the long run.

Color Selection

When looking at color samples, remember colors will always look darker on your house than in the paint store. If in doubt, it is best to try a color several shades lighter than the color sample you liked.