



PAINTING PROPOSAL

*Designed
for
Waterside at Cranes Roost*





WHO WE WORK WITH...



Community Association Management





September 1, 2024

Birgit Burton
Community Association Manager
Waterside at Cranes Roost
101 Oyster Bay Circle
Unit 101
Altamonte Springs, FL 32701

RE: Exterior Painting & Refurbishment Project

Dear, Birgit

Thank you for the opportunity to provide a proposal for the upcoming exterior painting and refurbishment project at Waterside at Cranes Roost. We have reviewed the scope of work you provided and prepared this proposal to match the scope of work requested. We have the experience, people, and equipment needed to provide Waterside at Cranes Roost with a high level of service along with a personal touch. With a project of this significance, it is so important to choose a partner with experience in this exact type of work and a proven track record working with associations to not only start the project right, but to work alongside you throughout the project with the ultimate goal of transforming this community into something you and it's owners can be proud of once we complete the project. We want to be your partner on this project and be a part of the transformation! Thank you again for the opportunity and your consideration of our proposal.

Regards,

A handwritten signature in black ink, appearing to read "Justin Reviczky", with a long horizontal line extending from the end of the signature.

Justin Reviczky
President
Element Service Solutions



WHO WE ARE

Element Service Solutions is a privately owned and operated company in Longwood, FL. Ownership has been actively providing services to Homeowners Associations, Commercial Property Owners & Managers, and Industrial Facility Managers since 1994. Our service offerings have been developed primarily based on the needs and requests of our customers over the years. We take great pride in our ability to offer a wide range of services, with the majority being performed by our own in-house teams.

OUR PHILOSOPHY

We believe the key to every partnership is transparency and clear communication. When you partner with Element Service Solutions, you are partnering with not only a company, but individuals who value the relationship and are empowered to make decisions in real time for the benefit of all stakeholders. There is no corporate "red tape"; we execute our services per the agreed upon scope of work, and when issues occur, we work diligently to solve them and communicate throughout the process.

Our team members are the backbone of service delivery, and as such we place a very high value on them. We provide continual training, opportunities for advancement, a living wage, health care, profit sharing, and retirement benefits for all our employees. These are the faces you will see working within your community and we know that when we treat them well, they in turn will treat the care of your community as not just a job, but as an extension of our own company family. When you partner with Element Service Solutions, you are partnering with our family.

OUR APPROACH

We believe in accountability and delivering the services we have agreed to deliver to each customer. It starts with accurately estimating the scope of work, and then accurately managing and accounting for labor hours & materials. We do this by using computerized work order management, mobile time sheets for our team members, GPS tracking our fleet, and so much more. By turning data into information, we can monitor our completion of contracted work, and provide real time insights about the services we are performing and make decisions about quality control and scheduling so we are providing each customer with the best use of allocated resources.

OUR TEAM

ACCOUNT MANAGER

Your services will be overseen by an Account Manager assigned to your project, they will be the liaison between our field team and your CAM. Your Account Manager directs and holds the field teams accountable to performing the scope of work, conducting site inspections, making recommendations for improvements, and overall communication.

PROJECT MANAGER

A Project Manager will be assigned to look after the day-to-day activities and provide leadership in the field. Their primary responsibility is the execution of the scope of work, quality control, and directing resources. They oversee the Crew Leader(s) assigned to your project.



THANK YOU FOR CONSIDERING US!

Proposal For

Waterside at Cranes Roost

101 Oyster Bay Cir
Unit 101
Altamonte Springs, FL 32701

Location

101 E Altamonte Dr
Altamonte Springs, FL 32701

Painting Project

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Soft Washing Soft wash roofs of 19 buildings and 9 accessory buildings.	1	\$ 22,525.00	\$ 22,525.00
General Maintenance Labor to remove & replace (412) wall mounted light fixtures.	1	\$ 11,330.00	\$ 11,330.00
Light Fixture Cedar Hill 11" Cylinder Black LED Outdoor Wall Sconce in powder coated aluminum.	412 EA	\$ 53.55097	\$ 22,063.00
Sign Fabrication Replace (293) 3 digit white vinyl address numbers in Arial or Helvetica bold font on each unit. Numbers to be 1.5"H tall	1	\$ 2,468.00	\$ 2,468.00
Screen Replacement Replace screens on back patio's with Charcoal Premium Polyester P4 Screen and black spline. NOTE: 2nd & 3rd floor patios are splined from the inside so we will need access to each unit at the end of the screening to access the back patio to perform final screen replacement and exit through the resident's unit.	1	\$ 122,231.00	\$ 122,231.00
Screen Replacement Substitute Charcoal Aluminum screen for the screens of the 3rd floor patio's.	1	\$ 1,920.00	\$ 1,920.00
Painting Using Sherwin Williams specifications and Latitude paint for Building exteriors, doors, soffit, hallway ceilings, balcony ceilings, balcony walls, balcony railings, balcony screen channel, balcony dividing walls, hallway railings, stairways (excludes stair treads), breezeway ceilings, breezeway railings, accessory buildings, monument sign, retaining walls, dumpster enclosures, and shutters. Note that doors will be painted in the "closed" position.	1	\$ 543,300.00	\$ 543,300.00
Painting	1	\$ 42,261.00	\$ 42,261.00

2811 W. State Road 434
Longwood, FL 32779

Additional prep needed on metal railings (wire brush, sand as needed).

Stucco Repairs	1	\$ 98,425.00	\$ 98,425.00
ALLOWANCE - Additional stucco repairs over typical painting spec; access walkway steel angle/bolt cleaning, spalling repair, and caulking expansion joints between breezeways and access walkways. We are allowing for 1,700 man hours and \$4,925 in material cost.			

Final invoice will be adjusted to reflect actual hours spent at \$55.00 per man hour plus materials used (material cost is based on our cost plus a 25% markup).

Client Notes

- 1. Excludes painting the aluminum fencing around pools, retaining walls, etc. as these are factory finished.
- 2. Gutters and downspouts will be painting to match adjoining painted surface color.
- 3. Client needs to have mulch pulled back from foundations of buildings so we can paint to grade.
- 4. Where retaining walls are only painted on the outside due to the inside being below grade, we cannot warranty that the new paint will adhere properly over time due to potential moisture wicking through the un-painted side.
- 5. Soffits to be painted the same color as the body color.
- 6. Payment Terms: \$109,531 due upon acceptance of this proposal (\$24,531 for light fixtures & address numbers & \$85,000 for deposit). Progress billing per completed building at \$34,600 per building plus Time & Materials invoice per building for stucco/metal repairs (from allowance). Balance due upon completion of work.

2811 W. State Road 434
Longwood, FL 32779

SUBTOTAL	\$ 866,523.00
TOTAL	\$ 866,523.00

TERMS & CONDITIONS: Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

Normal Working Hours: Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm. Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.

Material Matching: There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.

Damage: ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.

Cancellation: In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.

Signature

x

Date:

Please sign here to accept the terms and conditions

Photos





SHERWIN-WILLIAMS.



Exterior Repaint Specification: Waterside at Cranes Roost



101 Oyster Bay Circle
Altamonte Springs, Florida 32701

Prepared For:
Sentry Management
Birgit Burton
Birgit.Burton@sentrymgt.com

Prepared By:
The Sherwin-Williams Company

Ryan Davidson
Sales Representative
Ryan.W.Davidson@sherwin.com
(407) 280-6398

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Coatings Systems

Stucco Masonry Surfaces (Crack Repair)

- Previously Painted Stucco Other Masonry Surfaces
- New Stucco
- Exterior Wood
- Vinyl Shutters
- Non Ferrous Metal
- Ferrous Metal
- Factory Finished Metal
- Doors

Building Photos



Problem Area Photos



All surfaces to be painted or stained should be thoroughly cleaned to remove dirt, debris, grease, grime, algae, mildew, and any other foreign contaminate. Algae and Mildew should be treated with 1 part bleach to 3 parts water solution, taking care not to adversely affect plant life.

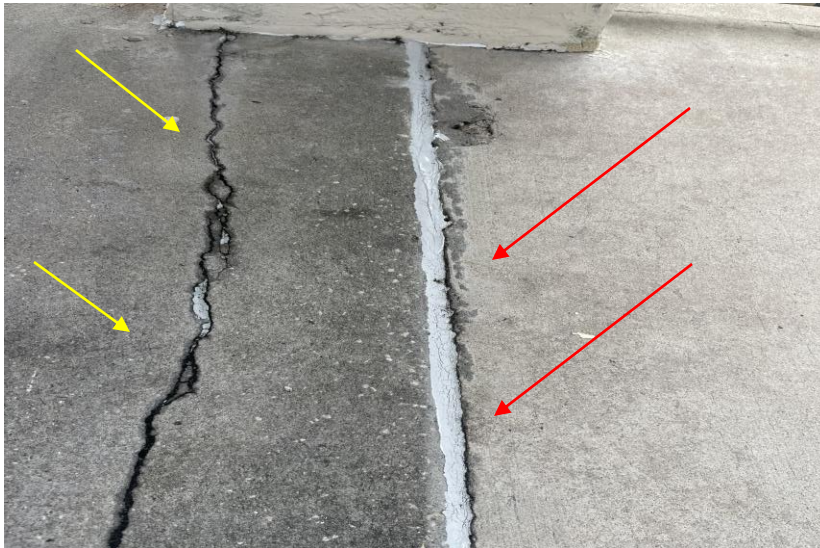


Chalk is present on various surfaces throughout the community. Through cleaning should be done anywhere chalk is present. ALL previously painted stucco should be primed with Loxon Masonry Conditioner (LX03 Series) prior to painting. Additional surfaces where chalk is present should receive a prime coat of conditioner as well.

Problem Area Photos



All bare wood should be primed with Problock Latex Primer (B51W620) or Sherwin Williams Exterior Latex Wood Primer (B42W8041). Knots and tannin bleeding wood may require priming with Oil-based Primer. Rotten and delaminating wood should be replaced. Newly installed wood should be full primed (6-sides) prior to installation.



Failing and underperforming sealant should be replaced. Cracks should be routed open and cleaned. Backer rod should be installed in large cracks. Loxon SL1 Self-leveling Urethane should be used in cracks in horizontal concrete. Refer to Crack Repair section (page 15).

Problem Area Photos



Inner coat adhesion issues are occurring on painted railings throughout the community. All loose paint should be removed. Paint that is not removed may continue to lose adhesion and affect newly applied coating systems. Railings should be treated with SimpleGreen mixed 1:20 with water. The solution should be allowed to remain wet on the surface for approximately 10 minutes prior to pressure washing. A minimum of 3000 psi along with an oscillating tip (blaster nozzle) should be used to remove as much of the old coating as possible. Loose paint that remains after pressure washing should be scraped to a sound surface. Glossy surfaces should be abraded dull and sanding dust removed. **All top-rails and handrails should receive a FULL PRIME COAT of Procryl Metal Primer (B66-1300 Series) prior to topcoating,**

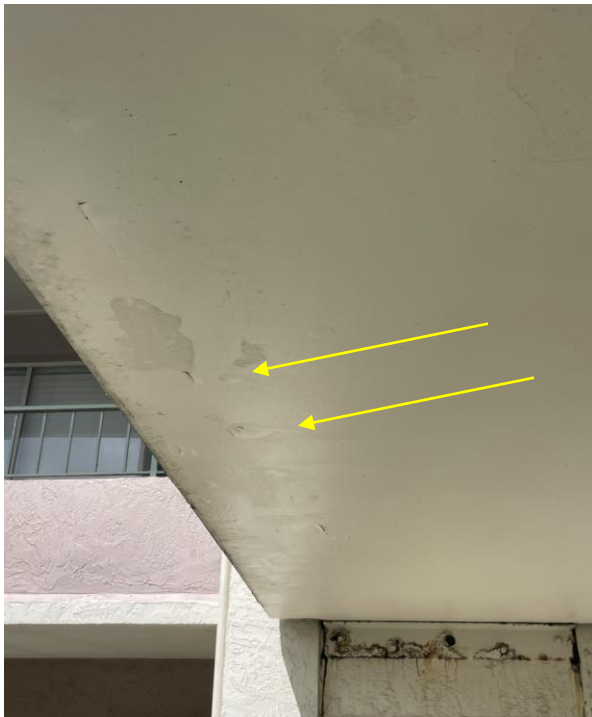


Adhesion failure of paint on porch frames is occurring through the community. Coating incompatibility and an underlying glossy surface are likely the cause. The adhesion loss can be expected to continue unless fully removed and the surface properly prepared. Loose paint should be scraped to a sound surface. Underlying glossy metal should be abraded dull and the surface cleaned. BondPlex Acrylic Coating (B71 Series) is suitable for direct application to prefinished aluminum frames. More than one coat may be necessary for complete coverage.

Problem Area Photos



New staircases have recently been installed on some buildings. If painting, the surface will need to be abraded dull. The factory finish should then be primed with BondPlex Acrylic or ProCryl Metal Primer before topcoating.



Moisture is causing blisters and adhesion loss of existing ceiling paint. The moisture is most likely gaining access through the walkways above. Unless moisture is prevented from gaining access, peeling should be expected to continue. Loose and peeling paint should be scraped to a sound surface and the underlying surface should be cleaned free of foreign contaminate. The surface should be primed with Loxon Masonry Primer (LX02 Series) or Problock Latex Primer (B51W620).

Project Scope

Contractor shall strictly adhere to all applicable federal, state and local regulations associated with proper lead-safe work renovation, repair and painting practices and procedures. State and local regulations may be more strict than those set under the federal regulations. The federal practices and procedures are detailed in EPA's Lead Renovation, Repair and Painting Program Regulations Rule (RRP) 40 CFR Part 745, Subpart E, and as amended. Specifics associated with the RRP Rule pertaining to "Firm Certification", individual "Certified Renovator" Certification, pre-work activities (notification & testing), occupant protection / work site preparation measures, safe work / prohibited work practices, clean-up / clean-up verification / waste disposal / clearance testing (if applicable), recordkeeping and worker training criteria can be obtained on EPA's website: www.epa.gov/lead.

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.

The work will consist of all preparation, painting, finishing work and related items necessary to complete work described in these specifications and listed in the remaining pages included within this specification.

A. Scope of Work

Work in general includes surface preparation, surface repair, caulking, sealants, patching and application of the paint coating to the substrates and systems outlined in this specification and approved by owner or owner's agent.

B. Materials

1. All materials specified are from The Sherwin-Williams Company.
2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
3. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed. All data sheets on specified materials are available from your local Sherwin-Williams representative or www.paintdocs.com.
4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, owner's agent, or a Sherwin-Williams representative.

C. Protection of Substrates Not to be Painted

1. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.

D. Minimum Specifications

1. If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and painted to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.

E. Resolution of Conflicts

1. Contractor shall be responsible for stopping work and request prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.

F. Coordination of Work

1. The general contractor and subcontractor shall be responsible for coordination of his work with the other crafts and contractors working on the same job and with the Management Company or owner.

G. Safety

1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams store or representative or by visiting www.sherwin-williams.com.
2. Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation. Verify that owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings.

H. Jobsite Visitation

1. The contractor shall be responsible for visiting the jobsite and familiarizing himself with the job and working conditions.
2. All work during application is subject to inspection by the owner or his representative.
3. It will be the paint contractor's responsibility to own and use a wet film thickness gauge to check his application thickness as he proceeds.
4. Contractor and owner have complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by any Sherwin-Williams representative.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of the owner, agent, or Sherwin-Williams representative.

I. Surface Preparation

1. Each surface shall be cleaned, scrapped, sanded and prepared as specified. The painting contractor is responsible for the finish of his work. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified, in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing of work in a specific area shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.
2. All deteriorated or delaminated substrates (i.e. wood, stucco and masonry surfaces) shall be replaced with new materials. New substrates will be box primed (6 sides) before installation in accordance with specifications. Delaminating substrate is defined as a substrate surface that paint is being applied to lifting or peeling away from the previous coating/s or original substrate/s.
3. All exterior surfaces to be painted shall be pressure cleaned, scrapped to remove all dirt, mildew, peeling paint, chalk and any foreign materials detrimental to the new finish (see Pressure Washing).

4. Thoroughly sand all glossy surfaces to create a profile for paint and/or primer to adhere to.
5. Apply caulks and sealants where appropriate. All existing underperforming caulks or sealants should be removed and replaced with sealant as specified. Allow sealant to cure for specified time in dry weather before paint is applied. **NOTE: It is recommended to apply all primers first and then apply sealant before topcoat is applied.** See specified sealants section.
6. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small openings shall be patched after priming coat is applied. Any wood that is rotten, cracked, delaminated or water damaged should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be prepared by sanding. Apply sealants to all joints between wood items with a specified sealant.
7. All masonry surfaces should be scrapped and cleaned to remove all peeling paint, delaminated surfaces or substrates, chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a cleaner/degreaser solution. After cleaning if there is still chalk evident this should be brought to the owner's attention in writing before any further work is done. Use an industry accepted patch or filler to assure a visually aesthetic finished substrate. Any masonry surface should be toughly tested to assure the surface pH levels are within accepted range of coating/s to be applied.
8. All gutters and flashing should be thoroughly cleaned and sanded to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
9. All metals should be thoroughly cleaned and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with wire brush attachment. Any rust spots or bare metal should receive the specified prime coat. Any hard, glossy surfaces should be sanded or dulled. Previously painted hand rails in sound condition should be washed down with a strong degreasing cleaner such as Krud Kutter, M-1 House Wash or Simple Green.

J. Moisture

All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).
4. Deteriorated caulking or sealant.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting an undry substrate.

K. Pressure Washing & Surface Preparation

1. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 2500-3000 p.s.i. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 and sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
 - a. Tools: Stiff brush, garden pump sprayer or chemical injector power washer method.
 - b. Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

L. Application

1. Contractor shall be responsible for notification of owner's representative before beginning work if conditions substantially exceed Scope of Work.
2. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, he/she shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave his part of work in a clean, orderly, and acceptable condition.
3. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.
4. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
5. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple. The finished paint film should be a consistent color and sheen to provide a uniform appearance.
6. All coats shall be dry to manufacturer's instructions before applying additional coats.
7. Any masonry surface with an elevated pH level or "hot spots" shall be sealed with a suitable primer/sealer prior to application of finish coat. High pH is considered at a level of 7 pH or greater.
8. When spray painting is specified, contractor shall finish 100 square feet by spraying a sample of finish upon request of owner. This shall be finished with materials specified and shall be called a Pilot Wall.
9. Exterior doors with paintable tops, bottoms, and side edges should be painted or sealed using the Door Manufacturer's paint specification and recommendations.
10. Building by building inspections will be made by the owner or his representative. If requested, a Sherwin-Williams representative may participate in these visits for technical consultation.
11. All repairs, replacements and applications are to meet or exceed all manufacturers' and attached specifications.
12. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).

M. Workmanship & Application Conditions

1. Keep surface dust, dirt and debris free before, during, and after painting, until paint is cured.
2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and Product Data Sheets.
3. All work shall be accomplished by persons with the necessary skill and expertise and qualified to do the work in a competent and professional manner.
4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
5. Paint all previously painted surfaces, including, but not limited to: stair systems, light poles and fixtures, pool fence, and underside of balconies. Any potentially hazardous substrate shall be reviewed with owner and owner's agent. All necessary safety precautions must be fully taken to ensure worker's safety.

6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e., windows, outdoor carpeting, walkways, etc.
7. Owner shall provide water and electricity from existing facilities.
8. Normal safety and "wet paint" signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
9. A progress schedule shall be furnished by the contractor to the owner for approval and shall be based on the contract completion date. Contractor shall advise the owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the owner to prepare for the work, advise residents, move vehicles, etc.
10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.
11. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).

N. Weather

1. All materials are to be applied in accordance with the product data page in regards to weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.
2. Do not begin painting until surfaces are moisture free.

O. Color Schedule

1. To be approved by owners.
2. The owner and project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for the owner, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coats.

Recommended Coatings Systems

Thank you for the submittal of Sherwin-Williams products on the above referenced project. The Sherwin-Williams Company certifies that the products we intend to furnish will meet or exceed the performance requirements of the job specifications.

Surface preparation, application methods, spreading rates, and wet and dry film thicknesses will be determined by the attached specifications and our Material Safety Data Sheets, available at www.sherwin-williams.com, except as noted below.

All surface contamination, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint, rotten wood and hard glossy surfaces, needs to be removed by pressure washing, prep work and hand tool clean, before a new coating system can be applied. Be sure to read and follow the Data Sheets before application.

Minimum Recommended Surface Preparation

SSPC-SP1: Remove all oil, grease, chalk and other surface contamination

SSPC-SP2: Remove all rotten wood, peeling paint and rust

Surface Cleaner: SimpleGreen Original Cleaner or equivalent non-residue surface cleaner

Sealant: Concrete and Masonry Elastomeric Patching Material, Shermax Sealant, and Loxon S1 Sealant, Loxon H1 Urethane Sealant, Loxon SL1 Self-leveling sealant.

Caulks and Sealants

Execution

- A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify Architect of unsatisfactory conditions before proceeding.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of caulks and sealants will be considered as an acceptance of surface conditions.

Surface Preparation

- A. Clean all joints by removing any foreign matter or contaminants that would impede adhesion of the sealant to the building material. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
- B. Porous materials are usually treated by mechanical means and nonporous surfaces by a solvent wipe that is compatible with the building substrate being used. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.
- C. Existing sealants intended to be painted should be tested to assure coatings will fully adhere. Silicone sealants cannot be painted unless tested and approved by Sherwin-Williams and Owner.
- D. Priming: When required, apply a primer. Do NOT allow it to pool or puddle.
- E. Install backup materials as required to ensure that the recommended depth is regulated when using the backup material.
- F. No exterior caulking should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.

Installation

- A.** Apply all caulks and sealants with manufacturer specifications in mind.
- B.** Do not apply to wet or damp surfaces.
 - 1. Wait at least 30 days before applying to new concrete or masonry, or follow manufacturer's procedures to apply appropriate sealants prior to 30 days.
 - 2. Wait until wood is fully dry after rain or morning fog or dew.
- C.** Apply sealants using methods recommended by manufacturer.
- D.** Uniformly apply caulks and sealants without skips, voids or sags. Tool bead to a consistent, smooth surface.

Stucco, Fiber Cement, and Wood:

- 1. Exterior Acrylic Latex:
SHER-MAX ULTRA Urethanized Elastomeric Sealant

Concrete: Vertical Applications

- 1. Exterior Polyurethane:
Sherwin-Williams Loxon S1 One Component Smooth
Alternate Acrylic Latex: SHER-MAX ULTRA Urethanized Elastomeric Sealant

Concrete: Horizontal Applications

- 1. Exterior Polyurethane:
Sherwin-Williams: Loxon SL1 One Component Self Leveling for Horizontal Surfaces

Gaps: Window & Door Frames

- 1. Interior/Exterior Insulating Foam:
Sherwin-Williams STOP GAP! Minimal Expanding Insulating Foam

Gaps: Large Areas

- 1. Interior/Exterior Insulating Foam:
Sherwin-Williams STOP GAP! Triple Expanding Insulating Foam

Metal: Ferrous and Non-Ferrous

- 1. Exterior Polyurethane:
Sherwin-Williams Loxon S1 One Component Smooth
- 2. Exterior Hybrid:
Sherwin-Williams Loxon H1 Hybrid

Paint and Coatings Systems

*****Additional coats of paint may be required depending on the selection of colors, substrate conditions, and application procedures. Painters/GC must bid accordingly.*****

Stucco Masonry Surfaces (Crack Repair)

Crack Repair

Identify all cracks in the existing substrates and repair per manufacturer's recommendation.

- A.** For hairline cracks 1/16 inch or less wide — seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- B.** For cracks 1/16-3/5 inch, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- C.** For cracks deeper than 1/2 inch or wider than 1/4 inch, backer rods should be used to fill the gap and to eliminate three point adhesions. See data sheet for additional information.

Specifier Notes: Paint to full coverage means that the contractor is responsible for applying paint to the level of complete hide of existing color, taking into account the product's coverage limitations. The contractor is responsible for preparing his bid for one or two finish coats based on ability of the new color/product to cover existing color.

Previously Painted Stucco, Concrete, or other Masonry Surfaces:

Note: Focus on complete removal of all chalk and poorly adhering paint prior to priming and painting. All stucco and masonry areas with full exterior exposure must be primed with Loxon Conditioner (LX03 Series) prior to painting.

A. Full Prime Coat: Loxon Conditioner, LX03V100, applied 300-350 sq ft per gallon

Spot Prime (Bare): Loxon Full-bodied Masonry Primer, LX02W0050, 8 mils WFT minimum, 3.2 DFT minimum.

Note: Stucco or other masonry surfaces with a pH level above 9 should be primed with Loxon Concrete & Masonry Primer (A24 Series)

B. Finish Coat: Latitude Exterior Satin Finish, K62 Series, 4.0 mils WFT minimum, 1.6 mils DFT minimum.

New Stucco:

Note: Stucco should be allowed to weather a minimum of 7-10 days and have a pH level of 12 or below.

A. Full Prime Coat (High Film Build): Loxon XP Flat (LX11W0051), 14-5-18.5 mils WFT min., 6.5-8.4 mils DFT minimum

Note: Prime coat should be wet back-rolled, resulting in the recommended paint film build.

B. Finish Coat: Latitude Exterior Satin Finish, K62 Series, 4.0 mils WFT minimum, 1.6 mils DFT minimum.

Exterior Wood:

Note: All rotten wood should be replaced. New wood should be full primed (6 sides) prior to installation.

A. Prime Coat (If Chalky): Loxon Conditioner, LX03V100, applied 200-300 sq ft per gallon

Prime Coat (New / Bare Wood): Problock Latex Primer (B51W620) 4.0 mils WFT minimum 1.2 mils DFT min.
OR:

Exterior Latex Wood Primer: (B42W8041) 4.0 mils WFT minimum 1.2 mils DFT minimum

Note: Oil Based primer may be still be needed to spot prime knots or other potential high tannin areas.

B. Finish Coat: Latitude Exterior Satin Finish, K62 Series, 4.0 mils WFT minimum, 1.6 mils DFT minimum.

Vinyl Shutters

Note: Painting Vinyl Shutters darker than existing color could cause the shutter to warp. Sherwin-Williams Vinyl Safe formulated paint should be used when painting vinyl.

A. Prime Coat (If Chalky): Loxon Conditioner, LX03V100, applied 300-350 sq ft per gallon

Spot Prime (New or Bare): Extreme Bond Primer, LX02W0050, 3.1 mils WFT minimum,
1.0 DFT minimum.

B. Finish Coat: Latitude Exterior Acrylic Latex Satin (K62 Series) 4.0 mils WFT minimum, 1.4 mils

Non-Ferrous Metal (Aluminum Gutters and Downspouts If Painting)

A. Prime Coat (If Chalky): Loxon Conditioner, A24 Series applied 200-300 sq ft per gallon

Prime Coat (Bare or Glossy Surfaces): Pro Industrial Pro-Cryl (B66-310 Series) 5 mils WFT minimum,
2 mils DFT minimum.

B. Finish Coat: Latitude Exterior Satin Finish, K62 Series, 4.0 mils WFT minimum, 1.6 mils DFT minimum.

Ferrous-metal: Railings and Staircases

Minimum Preparation: Treat surface with SimpleGreen/water 1:10 water solution. Pressure wash with a minimum of 3000psi. the use of an Oscillating Nozzle is recommended. Scuff sand dull. Remove rust and loose paint. Spot Prime tightly adhering surface rust and bare metal. Full prime top-rails & handrails.

A. Full Prime Coat (Top-rail, Handrails): Pro Industrial Pro-Cryl (B66-310 Series) 5 mils WFT min. or 1.9 DFT min.

Spot Prime (Bare/Glossy Areas): Pro Industrial Pro-Cryl (B66-310 Series) 5 mils WFT min. or 1.9 DFT minimum.

B. Finish Coat: Pro Industrial Waterbased Alkyd Urethane Enamel, B53-1150 Series, 3.5-7 mils WFT,
or 2-4 mils minimum.

Factory Finished Staircases (If Painting)**

Minimum Preparation: Treat surface with SimpleGreen/water 1:10 water solution. Pressure wash clean. Abrade surface dull. Full Prime.

A. Full Prime Coat: Pro Industrial Pro-Cryl (B66-310 Series) 5 mils WFT min. or 1.9 DFT min.

OR: BondPlex (B71 Series) 5 mils WFT min. or 2.4 DFT minimum.

B. Finish Coat: Pro Industrial Waterbased Alkyd Urethane Enamel, B53-1150 Series, 3.5-7 mils WFT, or 2-4 mils minimum.

Previously Painted Factory Finished Porch Frames

Minimum Preparation: Focus on removing as much existing coating as possible. Clean underlying surface. Abrade glossy surfaces dull.

A. Spot Prime Coat (Bare Factory Finish Metal) : BondPlex (B71 Series) 5 mils WFT min. or 2.4 DFT minimum.

B. Finish Coat: BondPlex (B71 Series) 5 mils WFT min. or 2.4 DFT minimum.

OR: Pro Industrial Waterbased Alkyd Urethane Enamel, B53-1150 Series, 3.5-7 mils WFT, 2-4 mils DFT minimum.

Front Entry Doors

Minimum Preparation: Treat surface with SimpleGreen/water solution rinse thoroughly. Remove all loose, cracking, or chipping paint. Remove any rust. Glossy surfaces should be sanded dull. Spot Prime tightly adhering surface rust and bare metal.

A. Spot Prime Coat (Bare Metal): Pro Industrial Pro-Cryl (B66-310 Series) 5 mils WFT min. 2 mils DFT minimum.

Prime Coat (New/Bare Wood): Problock Latex Primer (B51W620) 4.0 mils WFT minimum 1.2 mils DFT min.

OR:

Exterior Latex Wood Primer: (B42W8041) 4.0 mils WFT minimum 1.2 mils DFT minimum

Note: Oil Based primer may be still be needed to spot prime knots or other potential high tannin areas.

B. Finish Coat: Pro Industrial Waterbased Alkyd Urethane Enamel, B53-1150 Series, 3.5-7 mils WFT, or 2-4 mils minimum.

This specification has been written for the purpose of identifying the products and procedures to be followed based upon the scope of work herein defined. A preliminary visual inspection was performed prior to writing these specifications. However, the inspection and these specifications do not necessarily encompass certain conditions and/or inherent problems that may exist in the building structure. These conditions may be, but are not limited to: faulty roof or window structures, stucco and/or masonry degradation and/or any other existing conditions which may directly or indirectly affect the adhesion and performance of any newly applied coating system. Therefore, it may be necessary to solicit the expertise of an engineer to determine any additional remedies to be implemented in conjunction with these specifications.

