



***SHERWIN  
WILLIAMS®***

**Painting Specification**



**SHERWIN  
WILLIAMS®**

## **TRADEWINDS AT DOS LAGOS**

Boynton Beach, Fl

June 1, 2015

Bonnie Platti, LCAM  
Property Manager  
Associated Property Management  
Of The Palm Beaches, Inc

Re: **Tradewinds At Dos Lagos**

Dear: Name

Thank you for considering Sherwin-Williams products for your project.

On **June 1, 2015** I had the chance to visit **The Tradewinds At Dos Lagos**. The areas that are to be painted have been examined and a painting specification that best suits the needs of this project have been created.

Upon completion of the entire project, and with these specifications strictly adhered to, you will be eligible to receive a **7 Year Warranty** from Sherwin-Williams on all properly prepared exterior vertical masonry surfaces. Sherwin-Williams will also present a document of the facility's colors, products used and location of original purchases for maintenance and re-orders.

Thank you for the business opportunities you have afforded the Sherwin-Williams Paint Company. We appreciate your confidence in our products and their performance in the field. If I may be of any assistance in this or any other matter, I await your request.

Sincerely

Theottis White  
Property Management Representative  
The Sherwin-Williams Company  
[swrep4523@SHERWIN.COM](mailto:swrep4523@SHERWIN.COM)  
(561)465-9150



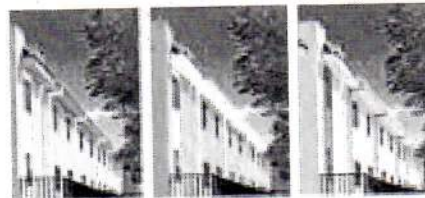
# 5 EASY STEPS TO A GREAT EXTERIOR FINISH FOR YOUR MULTI-FAMILY PROPERTY

Keeping your communities looking fresh is an investment that pays off by helping you attract and retain residents. Count on Sherwin-Williams to deliver all the high-quality solutions to minimize costs, achieve long-term value and enhance your net operating income (NOI) – All in 5 easy steps.

- #1 ASK YOUR SHERWIN-WILLIAMS REPRESENTATIVE TO SURVEY YOUR EXTERIOR.** They will identify the surface prep needed and write a paint specification. This specification will detail the correct paint system to use to meet your performance expectations, timeline and budget.



- #2 PHOTO IMAGING SERVICE –** you'll be shown a range of color combinations to help you select the most appealing color scheme for your community. Ask your Sherwin-Williams representative.



- #3 HIRE AN EXPERIENCED PAINTING CONTRACTOR** who can do the work specified.



- #4 As the work is underway, your Sherwin-Williams representative can visit the project frequently to ENSURE THAT THE JOB RUNS SMOOTHLY.**



- #5 Once your project is complete, your representative can provide a CUSTODIAN REPORT** detailing all of your products and colors for easy future maintenance.



"I really appreciate the ease of the Sherwin-Williams 'steps for a great exterior finish.' When I know we are going to paint the exterior of a community, the first thing I do is request a site visit from our local Sherwin-Williams rep who develops a detailed specification which I use in the bidding process. It really helps me ensure we are bidding the project on an 'apples to apples' basis. The contractor is also then aware that the paint manufacturer is helping to ensure the best possible finished project."

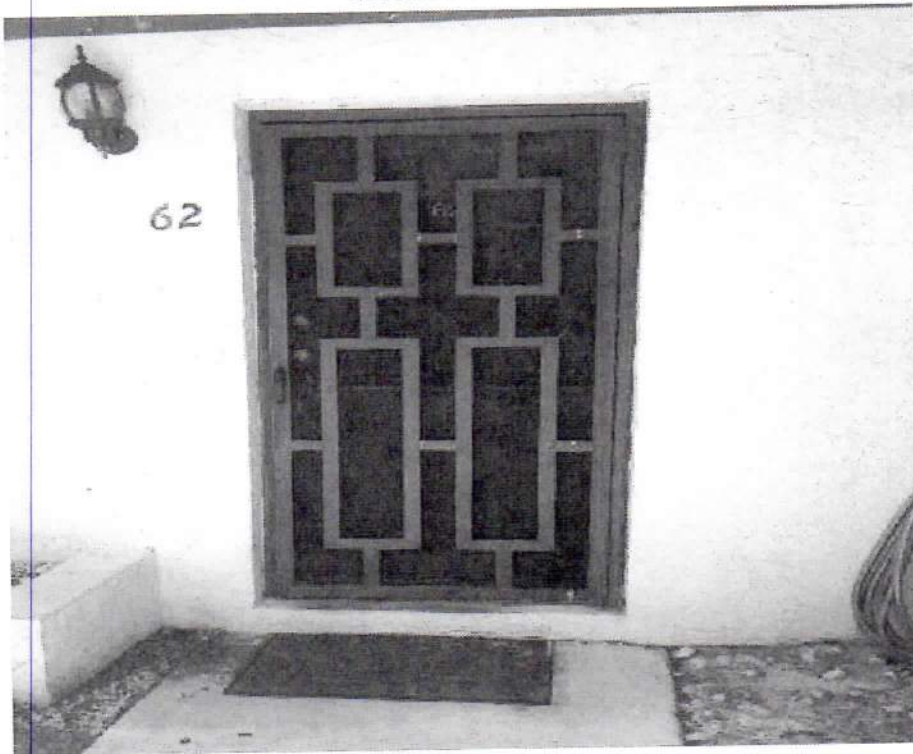
*Scott A. Skokan, VP Maintenance & Technical Services, Sozzute Management Company, Greenbelt, MD*





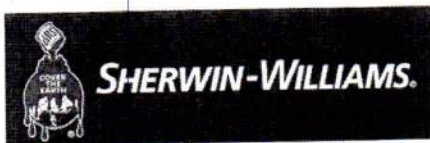
SHERWIN-WILLIAMS®

Screen Door



Trellises





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## **I. SCOPE OF WORK**

### **1. INCLUSIONS:**

- The Contractor is to pressure clean the exterior stucco and other surfaces to be painted.
- Seal all exterior masonry & stucco surfaces to be painted.
- Areas to be coated:
  - A. Stucco Walls
  - B. Fascia
  - C. Plantern
  - D. Trellises
  - E. Doors
  - F. Gutters and Spouts
  - G. Garbage Areas
  - H. Unit numbers
  - I. Club & Pool house
  - J. Decorative wood molding
  - K. Window molding
  - L. Monument sign
- Caulk as necessary
- Repair cracks per specifications
- Color and choice of sheen is responsibility of owner
- Choice of color may determine how many coats will be required to cover existing colors to be painted.

### **2. EXCLUSIONS:**

- Walkways
- Light fixtures
- Shutters
- Any other surface or item not specifically excluded, or included in the Contractors Scope of Work

### **3. OPTIONS:**

- Interior Patios
- Screen doors
- Window frames
- Pool floors



## A. COATINGS SYSTEMS:

### 1. Stucco Surfaces:

- Sealer: Sherwin-Williams Loxon Conditioner, A24-100 Series
- Finish: Sherwin-Williams SuperPaint Exterior Latex Satin, A89-1100 Series

### 2. Metals:

- Spot Primer (Non-Galvanized Metal): Sherwin-Williams Kem Kromik Universal Metal Primer, B50 Series
- Bonding Primer (Non-Galvanized Metal and/or Previously Painted): Primer: Sherwin-Williams DTM Bonding Primer, B66A50
- Primer (Bare Galvanized Metal): Sherwin-Williams Pro-Cryl Universal Primer, B66-310 Series
- Finish: Sherwin-Williams Sher-Cryl HPA Semi-Gloss

### 3. Aluminum:

- Primer (Bare Galvanized Aluminum): Sherwin-Williams Pro-Cryl Universal Primer, B66-310 Series
- Primer (If Previously Painted): Sherwin-Williams Loxon Guide Coat 100% Acrylic Conditioner, A24-100 Series
- Finish: Sherwin-Williams SuperPaint Exterior Latex Satin, A89-100 Series

### 4. Wood:

- Spot Prime/Primer: Sherwin-Williams Exterior Oil Based Wood Primer, Y24W8020
- Finish: Sherwin-Williams SuperPaint Exterior Latex Satin, A89-100 Series

### 5. Aluminum Handrails, Window Frames & Sliding Doors:

- Primer: Sherwin-Williams DTM Bonding Primer, B66A50
- Finish: Sherwin-Williams Waterbased Acrolon 100, B65-720 Series

### 6. Floors, Walkways, and Stairs

- Finish: Two coats Sherwin-Williams ArmorSeal Tread-Plex Water Based Floor Coating, B90 Series



## **B. CONTRACTOR RESPONSIBILITIES:**

1. The Contractor shall supply all necessary labor, materials (including water, if not supplied) and equipment necessary for the total completion of the required work as per the Sherwin-Williams Specifications. The Contractor shall be responsible for and use care in the protection of the Owners' property; such as screens, windows, shrubbery, and walkways, and shall protect other areas not in this scope of work from paint and/or damage. If such damage occurs, the Contractor shall be solely responsible for the restoration of such damages as the result of the Contractor's or any employees of the contractor, except as noted below. The Contractor shall work with the manager to arrange for all automobiles and other vehicles to be removed from the work area to safeguard against possible damage.
2. All work shall be performed in a workmanlike manner by skilled mechanics and shall be carried out in such a way as to minimize any inconvenience to the occupants and tenants. The Contractor shall maintain a full work force from the start to the completion of the project, providing a qualified English speaking foreman on the jobsite at all times. The Contractor shall ensure that all such mechanics shall be fully and properly clothed, in identifiable uniforms while working on the premises or entering any part of the work area.
3. All ladders and other materials shall be secured at the end of each workday. Upon completion of the work, the Contractor shall promptly (daily) remove all debris including debris resulting from pressure cleaning and scraping, material, and equipment, etc., and shall leave the premises of the jobsite clean and orderly.
4. The Contractor shall deliver, or have delivered, necessary materials in unopened containers with the original labels and batch numbers clearly visible. All materials shall be used in strict adherence to the manufacturer's written specifications and/or label directions.
5. The Contractor shall arrange with the Manager for working space, space for material storage, and proper access to the areas where the work is to be performed.

**WARNING!** If you scrape, sand, or remove old paint, you may release lead dust. **LEAD IS TOXIC, EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a **NIOSH-approved** respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before your start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at **1-800-424-LEAD** or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

## **C. OWNER'S RESPONSIBILITIES:**

The owner shall provide proper water and electric service for the preparation of materials and equipment necessary to complete the work. Use of sanitary facilities shall be by mutual consent.

It shall be the responsibility of the Owner to perform any trimming or pruning of foliage necessary to prevent any problems with the requirements of the coating work. The Owner shall be responsible to remove or protect loose objects in the work area that are not included in this scope





of work. If such items are not removed, the contractor shall exercise due diligence to protect any such items, but will not be responsible for any damages. The Owner shall be responsible for providing proper parking space for vehicles, and equipment as necessary to complete all work.

Whenever possible, exterior work shall be performed from the exterior of the building. However, in the event it becomes necessary to enter the building the Owner shall be present for access and be in attendance for building entry.

#### **D. SAFETY AND PUBLIC CONVEYANCE:**

The Contractor shall rope off and erect warning signs in areas where overspray, dripping, water intrusion resulting from pressure cleaning or any chance of damage or injury could occur. The contractor shall be responsible for job safety administration, (including tools, equipment, and work methods), and must be in compliance with applicable OSHA safety regulations. All work performed under this agreement shall be in strict with the Florida Building Code, industry standards, OSHA regulations, and local municipalities.

#### **E. LICENSES, PAYROLL, AND INSURANCE:**

The Contractor shall produce all necessary county and local licenses and permits where applicable. The Contractor shall also furnish copies of proper insurance, covering liability, property damage, workman's compensation and vehicle insurance and shall keep such insurance in force during the course of the prescribed work. The Contractor shall maintain a good credit rating with the Sherwin-Williams Company, in accordance with their terms and provisions, for the purpose of obtaining all necessary materials during the course of work. All work to be performed by in house employees covered by Worker's Compensation insurance. No worker will be allowed on site unless they are covered and exemption forms will not be accepted.

#### **F. SURFACE PREPARATION:**

Proper surface preparation is the responsibility of the Contractor. Surfaces shall be prepared in accordance with methods accepted as industry standards. The following is a set of recommendations necessary to achieve the proper surface of the substrate to allow for the long-term adhesion of the specified coatings. Test applications of each coating are the responsibility of the contractor, to ensure compatibility with the substrate, and adhesion and other characteristics of the new coating, as well as any previous coatings. As new coatings dry, the surface tension created by the curing process can cause peeling if there is insufficient adhesion of any of the underlying paint films. Certain colors and/or materials may require more than one coat to properly cover the existing substrate color, and allowances must be made for this and coverage determined prior to the beginning of the job. **Adhesion tests should be performed by The Contractor prior to submitting the bid in order to anticipate poor adhesion of underlying paint films.**

Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint.





**Glossy surfaces of old paint films must be clean and dull before repainting. Recognize that any surface preparation short of total removal of the existing (old) coating may compromise the service length of the system.** Rust can be a severe and recurring problem. Proper millage and pinhole-free installation are key to retarding rust. Rust may reoccur and is not considered to be a paint/coating failure and is not covered under the Sherwin Williams Warranty.

Coating performance is affected by proper surface preparation and application. Coating integrity and service life will be reduced because of improperly prepared surfaces. As high as 80% of all coatings failures can be directly attributed to inadequate surface preparation that affects coating adhesion. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system. **Peeling surfaces must be removed where previous coats of paint were improperly prepared in the past.** These surfaces may peel if the surface is not properly prepared. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F.

Many times as works progresses situations arise that are unforeseen or problems are uncovered that are outside of the scope of the Contractor's work. When such situations arise, the Contractor shall stop work on this area and the Owner and Contractor should come to some mutual agreement prior to the resumption of work. At no time is the Contractor to continue such new work without written agreement from the Owner if any additional charges are to be billed beyond the original contract amount.

## **1. PRESSURE CLEANING:**

The Contractor is to chemically clean with a bleach solution of 1 gallon of liquid household bleach and 3 gallons of warm water, or similar solution to remove all mildew. Pressure clean with a minimum 3500 psi pressure washer using a 15-25 degree spray tip, peeling, blistering and flaking paint, excessive chalk residue, salt and other foreign matter, and by means of wire brushing or hand tool scraping.

Do not start the pressure cleaning procedure unless sealing will follow within two to three weeks. Any longer and additional pressure cleaning may be necessary.

*NOTE: Aggressive cleaning techniques, necessary for proper preparation of the surface, may uncover some hidden defects or structural problems in the substrate. If this happens, work should cease until an equitable solution can be reached between the owner and contractor as to how to proceed*

## **2. EXTERIOR MASONRY SEALER:**

All masonry and stucco surfaces are to be pressure cleaned and free of any surface contamination and any moisture prior to application of any coatings. Any new masonry or stucco patch must be primed with Sherwin-Williams Loxon Hot Stucco Primer (A24W8300), applied @ 3.1 mils dft. All previously weather exposed coated areas must be sealed with a uniform coat of Sherwin-Williams Loxon Conditioner (A24-100 Series) to all exposed masonry surfaces prior to painting or patching. Weather protected areas such as ceilings that do not exhibit any deterioration of the coating or are presently chalking, do not require the application of a sealer. **Do not reduce.**



### 3. EXTERIOR MASONRY SURFACES

The contractor is to carefully smooth out all patches that are done on the building. All loose or broken masonry must be removed and repaired/replaced (see below). After mildewcide, and pressure cleaning, apply sealer prior to repairing cracks. Repair all hairline cracks as required using Elastomeric Vertical Wall Patch. Cracks less than 1/16" shall be filled with brush grade sealants, and have the edges feathered to insure a uniform surface with the surrounding surfaces. All masonry cracks greater than 1/16" shall be tooled out to form a 'v' shape. Completely fill all cracks with brush grade sealant over the patch to cover it to a depth of 1/16" then feathered to blend in with the surrounding stucco surface and texture as closely as possible.

Any areas where spalling (breaks where stucco or concrete was) is evident, the area is to be treated by removing all affected loose stucco or concrete, then chipping out enough stucco or concrete to adequately expose the affected area and several inches of non-rusty metal. All exposed metal surfaces shall be wire brushed to remove all surface rust, then primed with Sherwin-Williams Kem Kromik Universal Metal Primer, (B50NZ6/B50WZ1). After sealing, the area shall then be patched to blend in with the surrounding area. Work to be performed on a unit cost basis per agreed change order.

### 4. CAULKING:

All perimeter joints are to be inspected. All deteriorating caulking shall be removed as well as any dirt and/or foreign matter, and then properly replaced with Sherwin-Williams Sher-Max Urethanized Elastomeric Sealant, up to 1/2" depth and width, according to the manufacturer's recommendations.

The Contractor shall seal all perimeter joints around windows and doors, and any stucco band, expansion joints, at the joints where dissimilar materials meet, and or other areas where water intrusion may result. Tool after application to match the surrounding surfaces.

*NOTE: Some sealants are not always compatible with all other architectural sealants. Therefore, determination of the type of material to be caulked over is essential before proceeding with any caulking of areas. All sealant joints are to be a minimum of 1/2 inch wide. This will allow for at least 1/4 inch adhesion to both sides of the joint.*





## **II. COATINGS AND APPLICATIONS:**

### **A. EXTERIOR MASONRY SURFACES:**

Apply Sherwin-Williams SuperPaint Exterior Latex Satin (A89-1100), applied @ 4.0 mils wet; 1.6 mils dft, per coat to all vertical/horizontal stucco and masonry surfaces.

### **B. WATERPROOFING PARAPETS:**

Apply two coats, of Sherwin-Williams Sher-Crete Flexible Waterproofer – Smooth or Textured, (A5-200 or 5 Series) @ 10 -12 mils wet per coat, 10 or less pinholes per square foot. Apply from above roof system on the parapet walls over the cap and down a minimum of 4 inches. To insure the same color The Contractor is to topcoat using the same coating as mentioned above.

*If product is sprayed, back rolling will be necessary. The Contractor is responsible to own and use a wet film gauge to ensure the material is being applied as per specification. No exterior painting should be done immediately after rain, during foggy weather, or when rain is predicted.*

### **C. EXTERIOR WOOD SURFACES:**

To any exterior wood to be painted, pressure clean as above, then prime all bare wood with Sherwin-Williams Exterior Oil-Based Wood Primer, (Y24W8020), applied at 4.0 mils wet; 2.3 mils dft. Topcoat with Sherwin-Williams SuperPaint Exterior Latex Satin (A89-1100), applied @ 4.0 mils wet; 1.6 mils dft.

*NOTE: Wood substrates in Florida, both painted and unpainted are subject to weather related damage and deterioration at a much greater rate than masonry, stucco, etc. Look for areas of rot, checking, cracking, mildew, mold, and other indications of substrate contaminants and/or failure. These areas should be repaired or replaced prior to painting. Warranties do not extend to the protection of the wood substrates from local weather conditions.*

### **D. METALS:**

All metal(s) must be spot primed before topcoating, as needed. Carefully ensure that any existing rust is prepared as below, prior to priming. All areas to be painted shall be spot primed with Sherwin-Williams Kem Kromik Universal Metal Primer, (B50NZ6, B50WZ1, and B50HZ1). Spot prime exposed ferrous metal surfaces with Sherwin-Williams Kem Kromik Universal Metal Primer, (B50NZ6, B50WZ1, and B50HZ1). **Do not use on galvanized metal.**

Any galvanized metal to be painted should be solvent cleaned per SSPC-SP1, with a non-hydrocarbon based solvent, and then primed with Sherwin-Williams Pro Cryl Universal Primer (B66W310), applied @ 5.0 – 10.0 wet mils; 2.0 – 4.0 mils dft. If surface has significant rust, then prepare per SSPC-SP2, then clean and prime as above. After spot priming apply a prime coat over the entire surface using Sherwin-Williams Pro Cryl Universal Primer (B66W310), applied @ 5.0 – 10.0 wet mils; 2.0 – 4.0 mils dft.



Any aluminum surfaces to be painted should be solvent cleaned per SSPC-SP1, with a non-hydrocarbon based solvent. Spot prime bare aluminum with Sherwin-Williams DTM Wash Primer (B71Y1) applied @ 3.4 – 6.4 mils wet, 0.7 – 1.3 mils dft.

**Glossy Metal Surfaces:**

All glossy finished metals to be painted shall be solvent cleaned as per SSPC-SP1. Do not use hydrocarbon based solvents for cleaning. Prime with Sherwin-Williams DTM Bonding Primer (B66A50) applied @ 5.0 – 12.0 wet mils; 2.0 – 5.0 mils dft.

**Entry and Utility Doors:**

Prime as directed above, apply Sherwin-Williams Sher-Cryl HPA Semi-Gloss or Gloss (B66-300/350 Series), applied @ 6.0 – 10.0 wet mils 2.5 – 4.0 mils dft.

**RAILING SYSTEM, WINDOW FRAMES & SLIDING DOORS:**

Prime as directed above, apply Sherwin-Williams Waterbased Acrolon 100, Waterbased Urethane (B65-720 Series), applied @ 4.0 – 8.0 mils wet; 2.0 – 4.0 mils dft, per coat.

No deviation from these published standards will be allowed unless approved in writing from an authorized Sherwin-Williams Representative. All manufacturers' data specification sheets and MSDS for materials used on the job are available on [www.sherwin-williams.com](http://www.sherwin-williams.com) and can be provided, as well as a sample warranty and general maintenance information, if requested.