

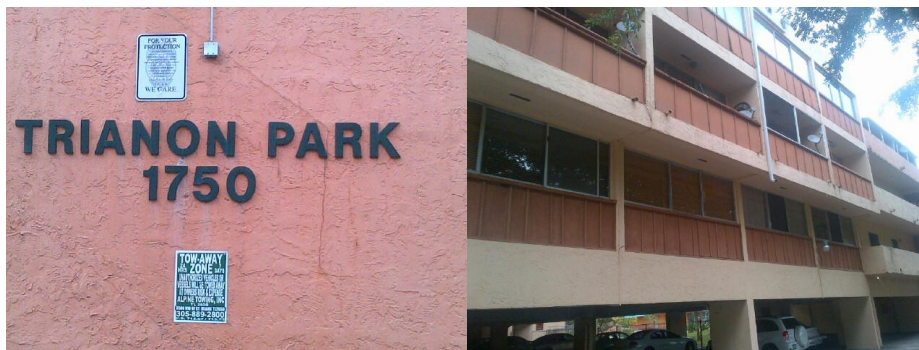


Paint Specifications

For

TRIANION PARK

1750 West 56 Street, Hialeah, FL 33016



Prepared

By

The Sherwin-Williams Company

For: Associa Florida, Marc Rodriguez and CAMASSISTANT.com

02/25/2013



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Problem areas

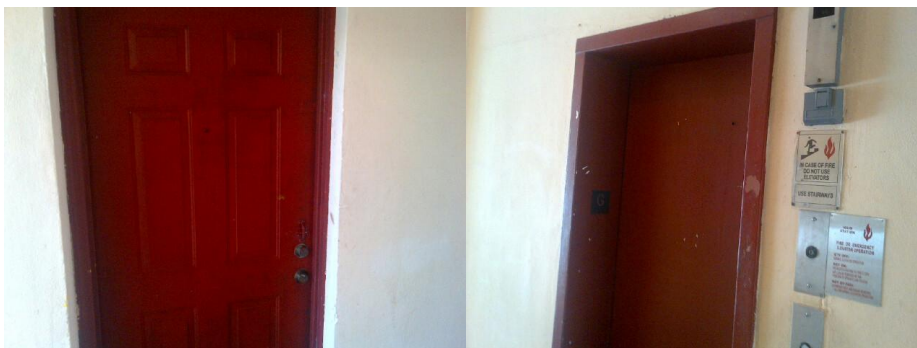
Walls are dirty and covered with mildew



In some areas the stucco presents cracks



Some doors are dirty, covered with mildew and peeling





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Building walls are chalky





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"Contractor shall strictly adhere to all applicable **federal, state and local regulations** associated the proper lead-safe work renovation, repair and painting practices and procedures. These practices and procedures are detailed in EPA's "Lead; Renovation, R-repair and Painting Program Regulations (RRP) 40 CFR Part 745 as published in the Federal Register on 4/22/10 and amended on 7/6/10. Specifics associated the RRP Regulations 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 .

Scope

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

A. Scope of Work

Without restricting the volume or generality of the above, the work to be performed shall include, but is not limited to the following:

1. Pressure washing all exposed surfaces to be painted.
2. Caulking of all exposed cracks and voids around doors, windows, and other areas as necessary. See Caulking Spec
3. **Area's to be painted**, all stucco and wood surfaces, fascia, soffit, conduit, downspouts, hallways and ceiling walls, utility metal doors, unit metal, wood doors and elevator doors, staircase rails, parking garage columns, clubhouse, metal flashing clubhouse and adjacent wall.

Area's excluded,

Window frames, window and doors security bars, hurricane shutters, parking area and walkways floors, parking garage ceilings, patio screens, perimeter fence, light poles.

4. Painting of any other exposed substrate not included in the above, which is presently coated with field applied paint.



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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. Proper surface preparation and condition of surface shall be strictly adhered to. 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, Sherwin-Williams or his 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 paint applied to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.



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E. Resolution of Conflicts

1. Contractor shall be responsible to requesting 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.

H. Jobsite Visitation

1. The contractor shall be responsible for visiting the job site and familiarizing himself with the job and working conditions.
2. All work during application is subject to inspection by the owner or his representative. Sherwin-Williams will also perform periodic site visits.
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. When priming is complete Sherwin Williams must be notified.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of Sherwin-Williams and the owner or his representative.



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I. Surface Preparation

1. Each surface shall be cleaned 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 substrates (i.e. wood, hardboard siding, T-111) shall be replaced. New substrates will be box primed (6 sides) before installation in accordance with specifications.
3. All exterior surfaces to be painted shall be pressure cleaned to remove all dirt; mildew, chalk paint, and any foreign materials deterrent to the new finish (see Pressure Washing).
4. Seal and caulk all cracks around windows, doors, boards and joists using a high grade acrylic caulk. All the caulking unable to perform for the length of the warranty period should be removed and replaced with caulking as specified. Allow caulking to cure for (8) eight hours in dry weather before paint is applied. NOTE: It is recommended to apply all primer first and then apply caulk before Top coat is applied. Use Sherwin-Williams Shermax Urethanized Elastomeric Caulk or equivalent.
5. 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 caulked after priming coat is applied. Any wood that is rotten, cracked, delaminated or has water damage 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 eased by sanding. Caulk all joints between wood items with an approved caulk.
6. All stucco surfaces should be cleaned to remove all chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a bleach and/or cleaning 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. Any areas of breakage shall be patched and dried before coatings are applied.



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7. All galvanized gutters and flashing should be thoroughly cleaned to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
8. All ferrous 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 appropriate prime coat. Any hard, glossy surfaces should be dulled. Previously painted hand rails in sound condition should be washed down with a strong detergent-type cleaner such as Krud-Kutter, M1-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.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting an un-dry substrate.
10. Un-caulked nail holes.

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. at a flow of 4-14 gallons per minute. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 to sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
 - a. Tools: Stiff brush or chemical injector power washer method.
 - b. Mix a solution of 3 parts water to 1 part bleach.
Important: Add the bleach to water only.
 - c. Use application methods described above until the surface is visibly wet.
 - d. In confined areas, use a brush to apply the solution.



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- e. After mildew spores have been destroyed and the stains bleached, rinse with clean water to thoroughly remove the bleach solution. **Note:** If residue is left on the substrate problems may occur with the finish coat of paint.
- f. Allow substrate to dry completely before painting.

L. Application

- 1. Contractor shall be responsible for notification of Owner's Representative before beginning work if conditions substantially exceed Scope of Work.
- 2. Only skilled mechanics shall be employed. Applications may be by brush, roller or spray, upon acceptance from Owner.
- 3. At least one English speaking contractor's representative if required will be on the job at all times.
- 4. 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.
- 5. 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.
- 6. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
- 7. 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.
- 8. All coats shall be dry to manufacturer's instructions before applying succeeding coats.



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9. 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).
10. All suction spots or “hot spots” in plaster or cement after application of first coat shall be touched up before applying second coat.
11. 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.
12. Exterior doors shall have tops, bottoms, and side edges finished same as exterior faces of doors.
13. Building by building inspections will be made by the Owner or his representative. Sherwin-Williams will provide periodic site visits for the purpose of extending the material warranty.
14. All repairs, replacements and applications are to meet or exceed all manufacturers and attached specifications and all applicable codes.

M. Workmanship & Application Conditions

1. Keep surfaces dust, dirt and debris free before and during painting.
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 skilled workman familiar with and trained to do this type of work and they shall be further qualified to operate or use the equipment or rigging needed to accomplish this work.
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 to include but not be limited to; utilities and phone boxes (if allowed by local utility companies), ground transformers, stair systems, light poles and fixtures, pool fence, electrical boxes (meter boxes and A/C main disconnects) and underside of balconies.



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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 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, advice residents, move vehicles, etc.
10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.

N. Weather

1. Surfaces must be clean and moisture free. Prime and paint as soon as possible. No painting shall be done immediately after a rain or foggy weather, or when the temperature is below 50 degrees F. substrate temperature must be 5 degrees F., or more above dew point temperature while painting and during coatings cure. Avoid painting surfaces while they are exposed to a full hot sun.
2. Stop exterior painting early enough to permit paint film to set up before condensation occurs (as caused by night temperature drops).



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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. The specification is written intending for the finish coat to cover.
3. **Colors and various substrates may affect coverage. Additional coats may be required for complete coverage.**

P. Warranty

1. In accordance with the attached specification and painting systems, Sherwin-Williams warrants vertical stucco surfaces with **SUPERPAINT® EXTERIOR LATEX FLAT A80-100 SERIES** for **Seven Years** based upon product defect. See written limited warranty for details.

SUBMITTALS:

Proper application is the responsibility of the Contractor. Field visits by Sherwin-Williams personnel are for the purpose of making technical recommendations only and are not for supervising or providing quality control on the jobsite.

Owner is to be supplied with applicable Sherwin-Williams Color Answer Color Decks, if necessary. The Contractor is responsible for obtaining and following all instructions and specifications on the appropriate Sherwin-Williams Data, and Product Information Pages, as well as the Sherwin-Williams Application Bulletins for each product used. No deviation from these published standards will be allowed, unless approved in writing from an authorized Sherwin-Williams representative. All manufacturers' data specification sheets for materials used on the job shall be provided to the Owner's representative, as well as a sample warranty and general maintenance information, if requested.



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Recommended Coatings Systems

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

Surface preparation, application methods, spreading rates, wet and dry film thicknesses will be determined by the attached specifications and our material 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 Pages 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:

A-1 Industrial Bleach and Krud Kutter Wash Cleaner

Minimum recommended caulk:

Use Sherwin-Williams PowerHouse Siliconized Acrylic Latex Sealant - Per data sheet recommendation

Finish Schedule

Any changes will be approved in writing prior to contracting the job.

Stucco Masonry Surface's

A. Prime: A24-100 Loxon Surface Conditioner, Spread at 200 to 300 SF per Gallon.

***Any new or existing stucco with a pH level of 9 or above, along with any new fiber cement siding should be primed completely with Loxon Masonry Primer A24W8300.**

B. Finish Coat: A80 Series Super Paint Ext Flat, apply at 4 mils WFT / 1.6 mils DFT per coat

Wood Surface's

A. Spot Prime Coat: B42W41 Exterior Latex Wood Primer, apply at 4 mils WFT / 1.4 DFT per coat

***Any bare wood should be primed completely with Exterior Latex Wood Primer B42W41.**

B. Finish Coat: A80 Series Super Paint Ext Flat, apply at 4 mils WFT / 1.6 mils DFT per coat



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Metal Flashing Clubhouse

- A. Prime Coat: B66W310 Pro Industrial Procryl Universal Primer, apply at 5-10 mils WFT / 2-4 mils DFT
- B. Finish Coat: A89 Series Super Paint Ext Satin, apply at 4 mils WFT / 1.6 mils DFT per coat

Staircase Railing, Utility, Unit and Elevator Doors

Previously Painted Surfaces

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, or if this product attacks the previous finish, removal of the previous coating may be necessary. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface.

- A. Prime Coat: B66A50 DTM Bonding Primer, apply at 5-12 mils WFT / 2-5 mils DFT
- B. Finish Coat: B66-350 Series, Sher-Cryl™ HPA High Performance Acrylic, apply at 6-10 mils WFT / 2.5-4 mils DFT per coat

If you have any questions regarding the specifications, please do not hesitate to contact me.

Respectfully,

[Alex Zajdman](#)

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