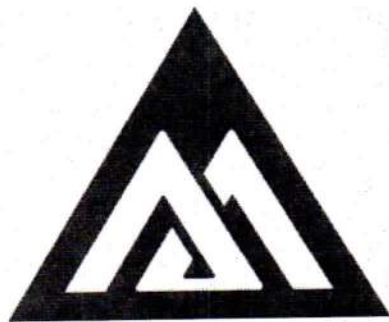


BENJAMIN MOORE & CO.

**SPECIFICATIONS
&
PRODUCT DATA**



**Benjamin
Moore®**
Paints



EXTERIOR PAINTING SPECIFICATIONS

FOR

**Tradewinds at Dos Lagos
130 Via de Casas Norte
Boynton Beach Florida**

May 11, 2015

Prepared by:

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BENJAMIN MOORE PAINTS

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EXTERIOR PAINTING SPECIFICATIONS

Tradewinds at Dos Lagos

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130 Via De Casas Norte
Boynton Beach Florida

Att: MS. Bonnie Platti LCAM, Manager
561-588-7210 Ext 216

An inspection has been made by a Benjamin Moore Representative and/or an authorized dealer representative on the above listed address. This specification has been written for the purpose of offering an **Eight (8) year** non-prorated (material and labor) warranty on the waterproofing and painting of the exterior stucco of these buildings.

A Benjamin Moore Representative or an authorized dealer representative will inspect the work in progress to help ensure proper preparation and application of all products.

SCOPE OF WORK: Prepare and Repainting of 128 units, (1) club house and trash enclosures.

1. Bleach wash all mildew areas.
2. Completely pressure clean all exterior surfaces to be painted.
3. Seal all exposed exterior stucco surfaces.
4. Caulk all windows and door frames.
5. Caulk all expansion cracks and 90° angles
6. Patch all cracks as specified within.
7. Paint all stucco walls.
8. Paint wooden siding, trellis, trim and wooden features.
9. Paint all hardy board siding on club house.
10. Paint all entry doors.
11. Paint service doors and frames
12. Prepare and paint all metal drip caps.
13. Prepare and paint all previously painted attachments.

EXCLUSIONS:

1. All driving surfaces.
2. All hurricane shutters.
3. All sidewalks.
4. All windows, sliders and metal frames.
5. All light fixtures.
6. All interior surfaces.
7. Any area not specifically specified.

TERMS AND CONDITIONS

A. EXTRAS & CHANGES

1. It is anticipated that the aforementioned work shall be inclusive and that there will not be extras or changes. The need for extra work and changes in the specifications will be the sole responsibility and determination of the Owner and will be submitted as a written work order to the Painting Contractor. No extra work will be done or changes made in the work as specified without a written work order from the Owner.

B. LICENSE AND PERMITS

1. The Painting Contractor shall include with your proposal a copy of any valid Occupational and Professional Licenses necessary to operate in the State of Florida, the County and the City where the project is located.

C. INSURANCE

1. The Painting Contractor will be required to furnish suitable insurance certificates covering liability and property damage, Worker's Compensation coverage and they shall be kept in force during the course of the work. The Painting Contractor shall hold the Owner(s) harmless from all liens or damages arising from or caused by the work. Please include documentation of all such coverage or show the ability to obtain such coverage.

D. SAFETY RELATED PRECAUTIONS

1. It is the Painting Contractor's responsibility to read and follow all label and technical data directions and information and all safety requirements from the Manufacturer of the products being used.
2. The Painting Contractor will be responsible for roping off and erecting signs in areas where any painting is occurring.
3. The Painting Contractor shall be responsible for all aspects of safety administration on the job and must be in compliance with all OSHA safety regulations.

PAINTING

PART 1 GENERAL

1.01 QUALITY ASSURANCE

- A. The Painting Contractor shall furnish all labor, materials, tools, and equipment necessary for the cleaning, preparation, sealing and painting of all specified surfaces.
- B. All work is to be done in a workmanlike manner by skilled workers and carried out in such a way as to minimize any inconvenience to the occupants and tenants. The Painting Contractor shall maintain a full work force from the start to the completion of work and shall leave a qualified foreman on the job at all times.
- C. The Painting Contractor once having started the job will continuously and expeditiously proceed with its vigorous prosecution until completion.
- D. All materials shall be applied free from runs, sags, wrinkles, streaks, shiners and brush marks.
- E. All materials shall be applied uniformly.
- F. The Painting Contractor shall be responsible for and use utmost care in the protection of the occupants property including all balconies, screens, windows, walkways, shrubbery, parked vehicles and any other property in the area from paint and/or any other damage.
- G. The Painting Contractor shall be solely responsible for the rectification of any such damage, the cleanup involved from work outlined in this specification, and their employees during the performance of their labor. Payment to the Painting Contractor will be withheld until settlement is reported.

1.02 LIASON

- A. The Owner's Representative and the Painting Contractor shall transmit all information pertaining to the job and shall not permit unauthorized interference from residents of the Owner's Property or from the Painting Contractor's employees.

1.03 INSPECTION

- A. In order to avoid any dispute over existing damage it is suggested that before the commencement of any work that the Painting Contractor along with the Owner or the Owner's Representative together walk the project and make a list of all existing damage. This list should contain the names and/or numbers of any units showing signs of any kind of damage. Each party should keep a dated copy. In the event of a claim, the Owner and the Painting Contractor can use this list to resolve any disputed damage.
- B. The Painting Contractor shall schedule all required tests, approvals and inspections at appropriate times so as not to delay the progress of the work. Inspections conducted by the Benjamin Moore & Company representative does not dismiss the Painting Contractor of responsibility for the prescribed preparation and application of specified products.
- C. The Painting Contractor is required to correct in a timely fashion any work reasonably rejected by the Benjamin Moore Representative for failing to comply with the Specification Documents whether observed prior to the commencement of the warranty period or during the warranty period.

1.04 RELEASE OF LIEN AND WARRANTY CERTIFICATE

- A. The successful completion of the project, while meeting all the necessary requirements to satisfy the issuance of a warranty, must be approved by an Authorized Benjamin Moore Dealer Representative of the store selling all the materials for said project, a Representative of the Benjamin Moore & Company and the Owner or the Owner's Representative.
- B. All monies owed to all suppliers selling any materials for said project must be paid in full and the Painting Contractor must furnish a Final Release of Lien from all suppliers that have filed Notice to Owners against any and all properties covered in these Specifications.

1.05 BENJAMIN MOORE & COMPANY LIMITED WARRANTY

- A. The eight-year exterior stucco warranty will apply only on the condition that the procedures stated and required in the Benjamin Moore & Company Warranty are followed. *A sample copy of the Benjamin Moore & Company's Warranty Program is attached.*
- B. In order to control and properly document the required material usage, all materials must be purchased from a single Benjamin Moore Paints Authorized Dealer. This Dealer must be determined and agreed upon prior to the commencement of the work.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Bids are to be based solely on coatings manufactured by the Benjamin Moore & Company, except as otherwise noted or specified.
- B. Colors are to be those as approved by the Owner(s). A duplicate color chip schedule will be supplied to the Painting Contractor.
- C. All paint and coatings must be delivered to the job site in the manufacturer's original sealed containers.
- D. The Owner reserves the right to take a representative sample of any materials the Painting Contractor brings on the job and have it tested by an approved laboratory to verify the materials conform to the specification set forth herein.
- E. Due to different conditions of surfaces being painted the Painting Contractor must assume responsibility for coverage of paint. One coat coverage cannot be guaranteed due to different absorption rates of the surfaces painted. Test patches should be completed prior to beginning of work to assure satisfactory coverage of material.
- F. Color differences due to different batches are inherent in the paint industry. The Painting Contractor should try to order as much of any custom mixed color at one time ready made from the factory or the paint store in order to avoid "batch color differences". As this might not be feasible in all circumstances, if smaller batches do need to be taken for whatever reason, the Painting Contractor should retain an amount needed from a particular batch to touch up those areas painted in that batch of paint to help avoid "touch up" problems.

PART 3 EXECUTION

3.01 ACCESS

- A. The Owner agrees to and shall be responsible for the trimming and/or removal of all foliage clinging to or otherwise obstructing the building and permit adequate access to the areas to be painted.
- B. The Owner agrees to notify all occupants of the property to remove any personal items, patio furniture and vehicles as necessary to permit the Painting Contractor to proceed without delay.
- C. The Painting Contractor must be allowed easy access to all locked areas that have been included to be painted.

3.02 STAGING AREA

- A. The Painting Contractor is to submit their requirements for a staging area (shop and storage areas) and parking area for their employees and the Owner will make every effort to provide a suitable area. At the end of each working day, all equipment, ladders, paint, supplies, vehicles, etc. must be returned to the staging area and the working area must be left clean. Protection of this area is the sole responsibility of the Painting Contractor and shall be left in a clean, safe and acceptable manner.

3.03 REMOVAL

- A. Upon completion of an area, it shall be left in a clean and orderly condition and all paint splatters contaminated rags and trash shall be removed.

3.03 REMOVAL (continued)

- B. The Paint contractor shall be responsible for the proper disposal of any hazardous waste generated during the course of work.
- C. Upon completion of the job, the Painting Contractor must remove all surplus materials, scaffolds etc., from the premises that relate to their trade. The Painting Contractor shall clean all window glass free of excess paint and splatters and remove paint that has been misplaced on any other surfaces.

3.04 PREPARATION OF THE SURFACES

- A. The Painting Contractor shall be wholly responsible for the quality of their work and is not to commence any part of it until all surfaces are in proper condition.
- B. All surfaces are to be clean of mildew, chalk, peeling paint and other residues. If, for any reason, the surface cannot be cleaned this condition must be promptly reported to the Owner or the Painting Contractor will assume responsibility for the condition.
- C. If the Painting Contractor considers any surface unsuitable for proper finishing, they are to notify the Owners of this fact in writing. The Painting Contractor is not to apply material until corrective measures have been taken or the Owners have instructed them to proceed under the current conditions.
- D. Occasionally conditions exist under painted surfaces that cannot be seen on visual inspection. After pressure cleaning these conditions become evident. At times these conditions may require additional charges for labor and materials. The painting contractor will make the owner/ agent aware of these conditions prior to proceeding with the work. Examples of unforeseen conditions: Stucco Delamination, Rotten Wood, Concrete Restoration, Deteriorated Metal Surfaces.
- E. The prime coat shall be applied soon after surface preparation has been completed (within three (3) weeks under normal conditions), so as to prevent contamination of the substrate.

3.05 MOLD AND MILDEW REMOVAL

- A. If any mold or mildew is apparent the Painting Contractor must provide a sanitized surface free of mold and mildew spores prior to applying any coating to any surface. Should there be a question of chlorinating any surface the inspector's decision will be final.
- B. **NOTE: USE RUBBER GLOVES, PROTECTIVE GOGGLES AND PROTECTIVE CLOTHING.** Using a garden type of pressure pot and spray wand, saturate the surface with a diluted solution of chlorine or bleach consisting of one volume of bleach or chlorine to three times volumes of water. As some solutions of chlorine and bleach are already diluted tests should be done to verify that the above-recommended solution will be strong enough to remove any mold and mildew present. If not the solution should be increased or decreased as to properly remove all mold and mildew.
- C. The solution must then be washed off with clean water. A water pressure cleaner can be used. If washing off wood surfaces or roofs care must be taken not to damage the surface or create leaks especially on roofs and windows.
- D. Repeat as necessary where needed. Sometimes the staining caused by mold and mildew contamination cannot be removed even after multiple applications of the removal solution. These surfaces if needed can be coated with a stain killing type of primer sealer such as our Benjamin Moore's Fresh Start Acrylic Primer 023 series to prevent bleed through. This primer must be applied after the primers that are specified below for each type of surface.
- E. The possibility of plant damage must be considered. If the mold and mildew removing solution run-off cannot be controlled or directed from vegetation, then it must be diluted with enough fresh water to render it harmless or another method of mold and mildew removal must be utilized.
 - 1. Scrub surfaces with a suitable solvent or detergent to remove graffiti element.
 - 2. Pressure clean, hot water pressure clean or abrasive blast stubborn stains on masonry to eliminate traces. Sand wood surfaces that have been gouged or carved to provide a smooth transition from the damaged areas to adjacent surfaces.
 - 3. Use a blocking primer such as **Benjamin Moore's Fresh Start 100% Acrylic All-Purpose Stain Blocking Primer 023** to prevent migration of color through to the specified finish coats.

3.09 EXTERIOR SUBSTRATE PREPARATION

APPROXIMATELY 90% OF ALL PAINT FAILURES CAN BE DIRECTLY ATTRIBUTED TO IMPROPER SURFACE PREPARATION. STRICTLY FOLLOWING ALL SURFACE PREPARATION INSTRUCTIONS ON ALL SURFACES IS ESSENTIAL TO ACHIEVE MAXIMUM BENEFITS OF THE COATINGS TO BE USED.

A. EXTERIOR PREVIOUSLY PAINTED MASONRY AND STUCCO SURFACES

1. Preparation
 - a. Any mold and mildew must be removed as described in the section titled **MOLD AND MILDEW REMOVAL**.
 - b. Any areas exhibiting efflorescence deposits shall be treated with a 25% solution of Muriatic Acid to water, scrubbed and then thoroughly rinsed with clear water to neutralize any acidity. A pH test should then be conducted to verify if any further actions should be taken.
2. Cleaning
 - a. Pressure clean all stucco and masonry surfaces with pressure washing equipment of at least 3000 P.S.I. or greater being sufficient enough to remove as much existing deteriorating coating as possible. It is recommended to use a rotating nozzle on the pressure cleaner to facilitate removal of the existing deteriorating coating and to help identify any areas that are not presently deteriorating. All masonry surfaces must be free of dirt, grease, oil and chalk. All surfaces are to dry thoroughly. If necessary, repeat procedure. Surfaces are to be tested with phenothelien (chemically) to make sure stucco has cured before any coating is applied.
 - b. Rust stains must be thoroughly removed. After wetting the surface with water, apply a solution of 2% oxalic acid or appropriate oxalic acid compound in water. It is important to observe the precautions listed on the container or these compounds for safe handling and storage. Wash with sponge and scrub brush until stain is removed, then rinse with clean water. Where rust staining was evident spot prime areas with one coat of Benjamin Moore's Industrial Coatings Acrylic Metal Primer P04 series. Apply finish coat if necessary.
3. Surface Sealer
 - a. After proper surface preparation, prime the entire exterior masonry surface with one coat of the Benjamin Moore recommended masonry conditioner according to the manufacturer's label instructions.
 - b. Certain colors may require a pigmented sealer.
 - c. Contractor is responsible for testing sealer coverage. The Painting Contractor may choose to use a pigmented sealer.
4. Joint Sealant
 - a. All loose or deteriorated perimeter sealant around exterior side of doors and windows is to be removed.
 - b. Apply surface sealer to stucco surfaces, along the entire joint to receive sealant.
 - c. Apply a solvent wipe to metal surface, along the entire joint to receive sealant. Try not to contaminate stucco substrate with solvent.
 - d. Apply sealant to full perimeter of door frames and windows to form a complete seal between metal and stucco. Tool the application of sealant in a manner to insure proper adhesion.
5. Stucco Repair
 - a. All loose, broken or spalling stucco must be removed and adjacent areas of suspect areas "sounded" for deteriorated stucco.
 - b. Visible restoration must be discussed prior to bid due date and a determination should be made whether to bid separately or engage the services of a structural engineer.
 - c. Prior to repairing stucco the affected area will be prepared with a bonding agent. Stucco work shall conform to ASTM standards and have surface texture to match the surrounding area.
 - d. The Painting Contractor shall include in the bid fifty (50) square feet of stucco replacement. Anything over repairs for areas greater than fifty (50) square feet shall be considered an extra cost, above the base bid.

5. Stucco Repair (continued)

- e. All cracks in masonry larger than hairline (over 1/16") are to be ground out mechanically to form a "V" or "U" shape measuring 1/4" blown or brushed out to remove all dust, dried of all moisture. The resultant opening shall have Benjamin Moore's Moorlastic 55 Year Urethane Acrylic Sealant 465 series caulked in to completely fill the void.
 - f. Once cured, the filled crack shall be overcoated with Benjamin Moore's Moorlastic Textured Knife Grade Elastomeric Patching Compound 051-01, crowed in the center approximately 1/16" and feathered at least 3" on either side of the crack to match the surrounding surface as closely as possible.
 - g. All hairline cracks (less than 1/16") will be filled using Benjamin Moore's Moorlastic Textured Brush Grade Elastomeric Patching Compound 052-01 over a properly primed surface, crowing the application approximately 1/16" over the center of the crack and feathering the edges approximately 2" on either side to match the adjacent surface.
 - h. After proper surface repair, spot prime patching material with one coat of the Benjamin Moore recommended masonry conditioner according to the manufacturer's label instructions.
6. Finish Coat
- a. After all crack repairs have fully cured, apply as needed the number of coats of the recommended Benjamin Moore & Co. Latex House Paint (unless stated otherwise), at a rate of application as stated on the label directions and to achieve uniformity of sheen and opacity of color . **NOTE:** Previously repaired cracks, which have reopened, shall have all existing patch material removed and the crack treated as described above.

B. EXTERIOR PREVIOUSLY PAINTED WOOD SURFACES TO BE PAINTED

- 1. Remove all blistered, peeling paint to a sound substrate by scraping and sanding. Where bare wood is exposed spot prime with FreshStart Alkyd 094 Primer.
- 2. Surfaces that exhibit moderate to heavy chalk must be cleaned by power wash. Any mold and mildew must be removed as described in the section titled **MOLD AND MILDEW REMOVAL**.
- 3. Glossy areas under eaves and all protected areas not exposed to normal weathering should be dulled by sanding. Crystalline deposits under eaves are a major cause of peeling and must be removed by flushing with a strong stream of water from a garden hose.
- 4. To the properly sealed surface apply the coats needed to achieve uniformity of sheen and opacity of color using the Benjamin Moore recommended topcoat as described below according to the manufacturers label instructions.

C. EXTERIOR PREVIOUSLY PAINTED METAL SURFACES

- 1. Surfaces to be painted shall be cleaned with an appropriate solvent or detergent solution to remove all traces of dirt, dust, grime, and oily residues prior to application of the specified coatings in accordance with SSPC-SP1-63 "Solvent Cleaning".
- 2. Surfaces that exhibit moderate to heavy chalk must be cleaned by power wash. Any mold and mildew must be removed as described in the section titled **MOLD AND MILDEW REMOVAL**.
- 3. Loose, peeling, blistering and flaking paint and rust shall be removed by power tool cleaning with wire brush, needle gun, scraping, or sanding in accordance with SSPC-SP3-63 "Power Tool Cleaning". Surfaces with a hard shiny finish should be dulled by sandpaper or other abrasive methods to insure adhesion of succeeding coats. Where rust, corrosion and deteriorated coating exist, the surfaces should be abrasive blast cleaned in accordance with SSPC-SP6-63 "Commercial Blaster Cleaning". The surfaces should be blown off with compressed air to remove traces of blast products and primed within 24 hours with the specified primer.
- 4. Glossy surfaces should be dulled by sanding. Where rust, corrosion and deteriorated coating exist, the surfaces should be abrasive blast cleaned in accordance with SSPCSP6-63 "Commercial Blaster Cleaning". The surfaces should be blown off with compressed air to remove traces of blast products and primed within 24 hours with one of Benjamin Moore INDUSTRIAL COATINGS RUST INHIBITIVE PRODUCTS according to the manufacturer label instructions.
- 5. After proper preparation, apply one coat of Benjamin Moore's Corotech V180 Rust Arrestor to the exposed rusted surfaces according to the manufacturer label instructions.

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C. EXTERIOR PREVIOUSLY PAINTED METAL SURFACES (continued)

6. To the properly prepared surface prime or spot prime as necessary with the recommended Benjamin Moore INDUSTRIAL COATINGS RUST INHIBITIVE PRODUCTS according to the manufacturer label instructions. Small areas may be spot primed with Benjamin Moore's Corotech V110 Acrylic Primer used according to manufacturer label instructions.

D. CONCRETE FLOORS

1. Remove all peeling and scaling paint to a sound substrate by hand scraping, use of mechanical grinders, or use of high pressure spray equipment.
2. Surface should be thoroughly washed with strong detergent solution to remove all grease, oil, and soap residue. Rinse thoroughly and allow to dry before painting.
3. If mildew is present, it must be removed as described in the section titled MOLD AND MILDEW REMOVAL.

CAUTION: All floor enamels may become slippery when wet. Where non-skid characteristics are desired, a small amount of clean sand may be added. Stir often during application.

3.10 COATINGS SCHEDULE

A. EXTERIOR STUCCO AND MASONRY

8 year Paint System for all stucco and masonry surfaces:

<u>Areas to be painted:</u>	Exterior masonry elevations and previously painted metal surfaces.
1) Primer -	Benjamin Moore's Latex Masonry Conditioner 066 series according to manufacturer's label directions
2) Finish Coat -	Benjamin Moore's Ultra Spec Satin Exterior Coating # 448 series according to manufacturer's label directions.

B. EXTERIOR METAL

<u>Areas to be painted:</u>	Entry and Common Element Doors and frames
1) Finish Coat -	Benjamin Moore's Coronado Acrylic DTM Rust Cat Semigloss 90 series according to label directions.

C. CAULK & PATCHING MATERIALS and or Equal To.

- | | |
|---------------|---|
| 1) Caulk - | Benjamin Moore's Moorlastic 35 Year Acrylic Caulk 467 series |
| 2) Sealant - | Benjamin Moore's Moorlastic 55 Year Acrylic Urethane Sealant 465 series |
| 3) Patching - | Benjamin Moore's Moorlastic Elastomeric Patching Compounds |

D. CLEANING AGENTS

- 1) Benjamin Moore & Company Corotech Oil & Grease Emulsifier

By definition of the Benjamin Moore & Company warranty, the Painting Contractor is limited to using the above paint, patching and sealants. Any substitutions of specified products must have prior approval for use by the Benjamin Moore & Company Authorized Representative. Substitution of any product without pre-authorization may cause stoppage of the project and void the warranty.

MSDS and Tech Data sheets are available upon request.