



Florida's Paint Manufacturer
Architectural Coatings • Deck Coatings • Roof Coatings • Sundries • Waterproofing Systems

1320 NW 23rd Avenue • Fort Lauderdale, Florida 33311
Broward: 954 581-6060 • Dade: 305 945-4300 • Boca: 561 428-5833
Toll Free: 800 273-1683 • Fax: 954 581-6085

EXTERIOR REPAINTING SPECIFICATIONS PREPARED FOR TRADEWINDS AT DOS LAGOS

June 22, 2015

Tradewinds at Dos Lagos
77 Via De Casas Norte
Boynton Beach, FL 33426
Attention: Ms. Lisa Turner, LCAM
Attention: Mr. Mark Fleming, President

Dear Ms. Turner, Mr. Fleming and Members of the Board,

Thank you for considering **UCI PAINTS** to assist you in the repainting of your community. **UCI PAINTS** manufactures the finest quality paints specifically formulated for use in Florida. Our products have withstood the test of time in our tropical climate since 1970. We have inspected the property and prepared specifications, which will include a full **8-YEAR LABOR** and **MATERIAL WARRANTY** on all stucco surfaces.

Enclosed in the specification package are sections covering the specific scope of work, principle products, detailed preparation and finish coat application procedures for the work to be completed at Tradewinds at Dos Lagos. The specification data sheets for the paint products, a copy of the warranty are included.

The process of repainting an entire community is one of the more costly expenditures which the owners have to consider every five to eight years. THEREFORE, ONLY OUR TOP OF THE LINE COATING MATERIALS WILL BE SPECIFIED.

The intention of these specifications is to set out, for the owners, the suggested requirements of the materials and procedures necessary to provide a coating system which will provide excellent service in terms of exterior protection, durability and aesthetic appearance. **UCI PAINTS** insures the adherence to these specifications with our rigid inspection department, which is a separate entity from the sales department. We hope that we are selected to be the product of choice for this forth coming repainting process. **UCI PAINTS** have been specified by numerous communities and we have helped spearhead the repainting process for many Condominium and Homeowner Associations.

Lisa Andrews
Union Chemical Industries

**UCI PAINTS MANUFACTURES THE FINEST QUALITY PRODUCTS AND COATING SYSTEMS
SPECIFICALLY FOR USE IN OUR FLORIDA CLIMATE SINCE 1970**
"OUR PRODUCTS HAVE PASSED THE TEST OF TIME"



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Tradewinds at Dos Lagos

77 Via De Casas Norte

Boynton Beach, FL 33426

Attention: Ms. Lisa Turner, LCAM

Attention: Mr. Mark Fleming, President

561-588-7210

561-398-8053

561-439-7451

Re: Preparation and repainting of the exterior surfaces of 32-4 plex buildings totaling 128 units and 1 clubhouse.

Special Note: It is suggested that when painting rough T 1-11 siding the finish coat should be applied with a roller, and/or back rolled. This application insures encapsulation of all the wood fibers.

Scope of Work

Inclusion:

Pre-treat and sanitize any mildew and algae.

Completely pressure clean all surfaces to be painted as described within.

Seal all exposed exterior stucco and metal surfaces as described within.

Caulk all window frames and door frames and 90 degree angles as described within.

Patch all cracks on stucco substrates as described within.

Prime any bare wood, rusted metal and bare metal prior to painting.

Paint all previously painted exterior stucco surfaces including front vestibules using UCI #53-100 Ultra-Tant Satin Acrylic Finish – **Mildew Resistant Paint**.

Paint wood fascia and wood (**T 1-11 siding**) surfaces, wood trellis', wood shadow box fences and all other decorative wood surfaces.

Paint all drip caps, gutters, down spouts, chases, meter boxes and vents.

Paint exterior side of all entry and utility doors and frames.

Previously painted conduit and electrical boxes.

Options:

Paint screened in patios walls and ceilings per unit (paid by owner's expense).

10 Year Warranty **#55-100 Storm Shield**.

Exclusions:

All walking and driving areas.

Rear patio walls, ceilings and window frames.

All attached and detached lights and poles.

All other areas not mentioned above.



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PRINCIPLE U.C.I. PRODUCTS SPECIFIED:

- #99-000 Mildew Prep Mildew Treatment
- #25-020 Uni-Seal 100% Acrylic Masonry Conditioner
- #24-100 Prime-It 100% Acrylic Primer (wood)
- #3-2200 Aqua-Prime "Universal Epoxy Rust Inhibitive and Flash Bond Primer (metal).
- #53-100 Ultra-Tant Satin Acrylic Finish – **Mildew Resistant Paint**
- #57-100 Hydro-Namel 100% Acrylic DTM Gloss Enamel
- #S6-10907 Paint Master Urethane Acrylic Elastomeric Sealant 50 Year Top Line Caulk

Note: The above materials are to be used as per U.C.I.'s container label instructions and Product Data Sheets.

Note: Do not wash or pressure clean newly painted surfaces for at least 30 days.

Note: All UCI Paints are VOC compliant and exceed all Federal and/or State requirements.



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APPLICATION OF COATING MATERIALS:

NOTE: ALL FINISH COATING MATERIALS MUST BE APPLIED TO FULL OPACITY FOR SPREAD RATE AND APPLICATION MILS CONSULT ENCLOSED DATA SHEET.

A. EXTERIOR STUCCO SURFACES:

PREFERRED APPLICATION OF ALL FINISH COAT MATERIALS ON ALL NONSMOOTH SUBSTRATES IS A SPRAY AND BACK ROLLED METHOD.

After proper preparation, all above surfaces will be finish coated with UCI #53-100 Ultra-Tant Satin Acrylic Finish – Mildew Resistant Paint.

B. EXTERIOR DOORS AND FRAMES (WOOD AND METAL):

All substrates will be wiped with liquid sandpaper VM&P naphtha to remove any wax deposits leftover from cleaning solutions.

CAUTION: When dark colors are used in direct sun areas contractor MUST exercise extreme care to not paint when doors are hot or will become hot until the paint film is completely dry.

All wood surfaces will be primed where bare with UCI PRIME-IT 100% ACRYLIC PRIMER #24-100.

All metal surfaces will be spot treated for rust and then primed where bare with Aqua-Prime Universal Epoxy Rust Inhibitive and Flash Bond Primer #3-2200.

After proper preparation, all above surfaces will be finish coated with UCI HYDRO-NAMEL 100% ACRYLIC ENAMEL #57-100.

C. DRIP CAPS, GUTTERS, DOWN SPOUT, CHASES, METER BOXES AND VENTS:

All metal surfaces will be primed where bare with Aqua-Prime Universal Epoxy Rust Inhibitive and Flash Bond Primer #3-2200.

After proper preparation, all above surfaces will be finish coated with UCI #53-100 Ultra-Tant Satin Acrylic Finish – Mildew Resistant Paint.



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D. TRIM AND T1-11 SIDING, WOOD FASCIA, WOOD FENCES AND ALL DECORATIVE WOOD:

All wood surfaces will be primed where bare with UCI PRIME-IT 100% ACRYLIC PRIMER #24-100.

After proper preparation, all above surfaces will be finish coated with UCI #53-100 Ultra-Tant Satin Acrylic Finish – Mildew Resistant Paint. **It is suggested that when painting rough T 1-11 siding the finish coat should be applied with a roller, and/or back rolled. This application insures encapsulation of all the wood fibers.**

E. OPTIONAL: 10 YEAR WARRANTY #55-100 STORM SHIELD:

Exterior Acrylic Finish: The most durable 100% acrylic finish latex paint. Formulated to give years of protection and durability. Excellent adhesion and color fastness are a few of the sensational features that this product offers. Excellent for use on ocean front masonry substrates. Available in a full range of colors.

CAULK THE FOLLOWING (See Inside Specifications):

Note: UCI PAINTS Company assumes no responsibility for any material not purchased from UCI PAINTS or the labor to apply said materials.



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UCI FAULTY WORKMANSHIP WARRANTY

UCI Paints is a privately held corporation which allows us the luxury to be selective with whom we sell to and deal with. Therefore, we work with a select group of pre screened painting contractors. We have established a few basic parameters that the painting contractors must meet in order to qualify for our faulty workmanship warranty.

Our main criteria for our high standards of excellent are as follows:

1. Excellent overall job performance to include adherence to the painting specification.
2. Friendly customer service.
3. In the event there is warranty or a non warranty issue the contractor responds promptly to our customers.
4. All invoices are paid in a timely manner.

When a contractor has met our requirements we will issue a "**workmanship warranty**" in addition to a "**material warranty**". ALL other paint warranties specifically exclude workmanship and labor is only applicable if the material is proven to be defective.

UCI Paints will **NOT jeopardize** our reputation due to a contractor's improper painting or business practices. We are the experts when it comes to painting; we have over 40 years of experience in the repainting of communities while always maintaining a stellar reputation.

UCI Paints reputation is based upon our superior quality paints that are specifically formulated for use in our South Florida climate. Superior quality paints are only half the battle in a successful painting project. The contractor or applicator is a most important piece of the equation.

The paint applicators play a tremendous part in accomplishing a successful, long lasting paint job. In order for **UCI Paints** to maintain our superior reputation and to combat the perceived benefits that "bigger is better", **UCI Paints** prefer to work with a select group of professional contractors that have demonstrated integrity and strong business ethics.

If you would like a list of our recommended contractors in your area, please let us know. If you have a contractor that you are interested in, let us know. There are good contractors that we don't deal with on a regular basis that could qualify for our "**workmanship warranty**" program.

Sincerely,

Richard Devich

President
UCI Paints



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UCI PAINTS

A DIVISION OF UNION CHEMICAL INDUSTRIES

ULTRA-KOTE 100% ACRYLIC SATIN PAINT EIGHT (8) YEAR LIMITED WARRANTY

PROJECT:

CONTRACTOR:

The following is our Limited Warranty on sound masonry surfaces, to the exclusion of all other express or implied warranties. UPON PAYMENT in full pursuant to this contract, UCI PAINTS will warranty for the period set forth above from the date of application, against the paint flaking, peeling or excessive wear, including excessive fading, chalking & cracking; provided, however, that the said application meets all specification and inspection procedures established by UCI PAINTS.

Areas deemed necessary for repair within the warranty period, due to material failure in the product shall be corrected according to specifications and supervision by UCI PAINTS. During this warranty period, UCI PAINTS, will pay for the material and labor to repair the damaged area. NOTE: THIS IS NOT A PRORATED WARRANTY. AND ALL WARRANTED REPAIRS WILL BE COMPLETED AT NO COST TO THE HOLDER OF THIS WARRANTY.

This warranty shall apply if said defect is due to faulty application and/or faulty workmanship on stucco areas only.

ALL EXPRESSED AND IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE ARE LIMITED IN DURATION TO THE PERIOD SET FORTH ABOVE.

This warranty does not apply to areas damaged by acts of God, vandalism, prior existing construction defects, prior coat delamination, abuse, negligence or setting or movement of building or foundation causing new stress cracks to appear causing water intrusion where the coating system is applied.

IN ANY EVENT, UCI PAINTS, WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE EXTERIOR OR INTERIOR OF THE BUILDING, OR THE CONTENTS THEREIN.

Any claim against this warranty must be presented to UCI PAINTS by certified mail within 30 days after first being aware of the proposed failure. This agreement pertains only to the original owner (for whom the contractor has performed the work). All disputes will be settled according to Florida Law. Venue for all disputes will be Broward County, Florida. Each party will bear their own attorney's fees and costs. Repair or replacements of the specific area as provided under this Warranty is the exclusive remedy of the consumer.

UCI PAINTS, SHALL NOT BE LIABLE for any incidental or consequential damages for breach of any express or implied warranty on this product except to the extent prohibited by applicable law. Any implied warranty of merchantability or fitness for a particular purpose on this warranty is limited in duration to the duration of this Warranty.

UCI PAINTS

By: Richard Devick _____
Title: President _____
Date _____

PAINTING & WATERPROOFING

By: _____
Title: _____
Date: _____
Date of Application: _____

I hereby certify that on this _____ day of _____, before me personally appeared RICHARD DEVICK, an authorized representative of UCI PAINTS to me known to be the person who signed the foregoing Warranty, and acknowledged the execution thereof for the uses and purposes therein mentioned. Witness my hand and official seal in county and state named below this _____ day of _____, 2 _____.

STATE OF FLORIDA
COUNTY OF BROWARD SS

My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

UCI PAINTS 1320 N.W. 23 AVENUE, FORT LAUDERDALE, FL 33311 954-581-6060 50-7HART.DOC



*Paints Made
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**HYDRO-NAMEL
100% ACRYLIC DTM
GLOSS ENAMEL
Exterior/Interior Paint
CODE # 57-100**

General Description

HYDRO-NAMEL 57-100 is a durable 100% acrylic "industrial grade" gloss enamel specially formulated for use over substrates where a hard, tough, durable finish is required. Provides excellent adhesion to previously painted surfaces where alkyd paints have been used. An interior/exterior coating that is environmentally friendly waterborne enamel. Mildew and fade resistant with one coat coverage over properly prepared surfaces. This is a product with excellent flow and leveling and superior adhesion and durability.

DO NOT APPLY WHEN SURFACE TEMPERATURE IS BELOW 50 DEGREES (F) OR ABOVE 90 DEGREES (F) AND IN DIRECT SUN EXPOSURE

Features

- Formulated specifically to withstand our tropical climate
- Dries to the touch in about forty-five minutes
- Excellent adhesion on latex and alkyd paints
- Use on primed ferrous metal and aluminum
- Durable, tough and fade resistant
- Recoat in two hours

Applications

- HYDRO-NAMEL may be brushed, rolled or sprayed.
- Use material directly from factory sealed containers.
- Do not apply when air or surface temperature is below 50 degrees (F).
- Thinning is not required; stir thoroughly, keep a wet edge, do not dry brush.
- Clean-up with water while wet. Use lacquer thinner or other solvent when paint film is dry.

Where to Use

- Excellent for Doors And metal trim
- For use on surfaces where a **hard and durable** paint is needed
- Primed ferrous metal and aluminum
- Galvanized metal
- For use on surfaces where a **hard and durable** paint is needed
- Suitable for residential, commercial, or institutional applications.

Benefits

- Hard, scrub-able finish
- Low odor
- Adheres to alkyd based paints
- Excellent flow and leveling
- Dries quickly
- Mildew and fade resistant

Product Information	
Colors: FULL RANGE	Technical Data (+ or - 3%)
Finish: Gloss – Low Sheen product available	Pigment by weight 24%
Spread Rate: 250-400 sq. ft.. per gallon depending on surface texture and porosity. Always apply to full opacity. Recommended film thickness: (approx.) Wet – 4.0 mils Dry – 1.5 mils	Vehicle by weight 76% Weight by gallon 10.35 lbs. Total solids by volume 37% Total solids by weight 46% Vehicle: Acrylic Viscosity: 90-95 KU'S Flashpoint: N/A VOC (less exempt solvents): -49 g/L; 041lb/gal
Dry Time: Dries in forty-five minutes. Allow two hours dry time between coats	Thinning and Clean-Up: Thinning is not required. Clean with water immediately after use; mineral spirits thereafter.

DO NOT APPLY WHEN SURFACE TEMPERATURE IS BELOW 50 DEGREES (F) OR ABOVE 90 DEGREES (F) AND IN DIRECT SUN EXPOSURE

The information compiled herein is accurate to the best of our knowledge. We reserve the right to modify, adjust or improve any constituents contained herein. It is the users responsibility to determine for himself the suitability of material for a specific purpose and to adopt such safety precautions as may be necessary. No representative of our company has the authority to change, modify or extend warranty without written consent from the corporate office.

UCI PAINTS · 1320 N.W. 23RD AVENUE · FORT LAUDERDALE, FL 33311 · 800.273.1683 www.ucipaints.com

**HYDRO-NAMEL
100% ACRYLIC DTM
GLOSS ENAMEL
Exterior /Interior Paint
CODE # 57-100**

Surface Preparation

ALL surfaces must be clean, free of scaling, loose corrosion, blistering, peeling paint, dirt, mildew, chalk oil, grease and other foreign matter.

Dull all glossy surfaces by sanding or de-glossing agent. **WARNING:** All factory primed and previously painted surfaces should be tested for adhesion prior to application of this or any other coating!

FERROUS METAL: Clean and prepare as per instructions above. For best long term protection, prime with UCI AQUA-PRIME 3-2200 o

NON-FERROUS METAL (Aluminum): Clean and prepare surfaces to ensure proper adhesion.

GALVANIZED METAL: All general surface preparations must be followed. On sound surfaces no primer is required. If galvanized is oxidized then prepare and prime as described above.

WOOD: Due to the extreme hardness of the film, HYDRO-NAMEL's use over exterior woods should be limited to "hard woods" only. Consult a UCI representative for detailed specifications.

Consult Technical representative for other options and detailed specifications.

CAUTIONS: DO NOT TAKE INTERNALLY, KEEP OUT OF REACH OF CHILDREN AVOID PROLONG CONTACT WITH SKIN AND BREATHING OF VAPORS OR SPRAY MIST. DO NOT APPLY WHEN SURFACE TEMPERATURE IS BELOW 50 DEGREES (F) OR ABOVE 90 DEGREES (F) AND IN DIRECT SUN EXPOSURE

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 an NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1.800.424.LEAD or log onto www.epa.gov/lead

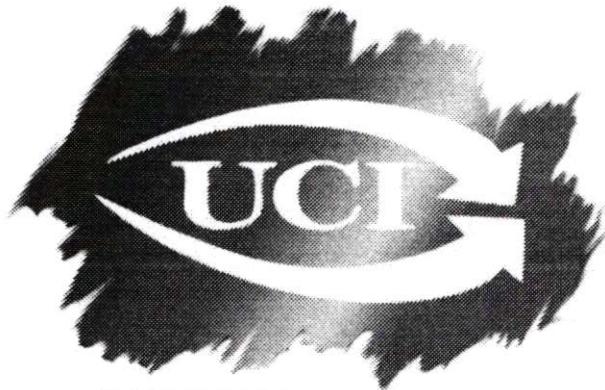
Precautions May cause eye, skin, nose and throat irritation.

USE ONLY WITH ADEQUATE VENTILATION: To avoid breathing vapor, spray mist, or sanding dust, open windows and doors or use other means to ensure fresh air entry during sanding, application, and drying. If you experience eye watering, headaches, or dizziness, increase fresh air or wear respiratory protection (MOSHMSHA TC 23C or equivalent) or leave area. Close container after each use. Avoid contact with eyes, skin and clothing. Do not take internally.

FIRST AID: If you experience difficulty in breathing, leave area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, rinse immediately with plenty of water for at least 15 minutes and get medical attention. For skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately. Keep container closed when not in use. Do not store above 100oF. Keep from freezing. Material Safety Data Sheet available upon request.

CONTAINS NO CRYSTALLINE SILICA OR ETHYLENE GLYCOL KNOWN CARCINOGENICS

KEEP OUT OF REACH OF CHILDREN



*Paints Made
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**ULTRA-TANT
SATIN ACRYLIC FINISH
WARRANTIED MILDEW RESISTANT PAINT
CODE # 53-100**

General Description

ULTRA-TANT is a super fortified acrylic paint with a proprietary combination of ingredients that prevent the growth of mildew on top of properly applied paint. **ULTRA-TANT** warranted to resist the growth of mildew for a period of Seven Years. Excellent for use on masonry, stucco, wood, siding, primed metal, and galvanized metal. Available in a full range of colors.

Features

- Exterior coating when mildew is of primary importance. Formulated specifically to withstand our tropical climate
- Dries to the touch in about thirty minutes
- Mildew and algae resistant
- Durable, tough and maintainable
- Use on a variety of surfaces

Where to Use

- Excellent for all masonry and concrete surfaces
- Wood trim, fences, siding
- Masonite® or Hardie board siding
- Suitable for residential, commercial, or institutional applications.
- For use on surfaces where a **mildew resistant coating is desired**.
- .
- . (Consult manufacturer for surface preparation, warranty details and specifications).

Applications

- **ULTRA-TANT** may be brushed, rolled or sprayed.
- Use material directly from factory sealed containers.
- Do not apply when air or surface temperature is below 50 degrees (F).
- Thinning is not required.

Not for use below grade; vehicular traffic; or water emersion service

**FOR USE WHEN MILDEW RESISTANCE IS OF
PRIMARY CONCERN AN IMPORTANCE**

Product Information

Colors: Standard	Technical Data
Finish: Satin	Pigment by weight 24.0% Vehicle by weight 76.0% Weight per gallon 10.45 lbs +/-.
Spread Rate: 250-350 sq. ft. per gallon depending on surface texture and porosity. Always apply to full opacity. Be sure to estimate right amount of paint for the job. Recommended film thickness: (approx.) Wet – 4.0 mils Dry – 1.5 mils	Total solids by weight 49.0% Total vehicle solids by weight 24.0% Vehicle: 100% Acrylic Viscosity 100- 105 KU's Flashpoint: N/A VOC (less exempt solvents): 49 g/L; 041lb/gal
Dry Time: Dries in thirty minutes. Allow two hours dry time between coats	Thinning and Clean-Up: Thinning is not required. Clean with water immediately after use.

The information compiled herein is accurate to the best of our knowledge. We reserve the right to modify, adjust or improve any constituents contained herein. It is the user's responsibility to determine for themselves the suitability of material for a specific purpose and to adopt such safety precautions as may be necessary. No representative of our company has the authority to change, modify or extend warranty without written consent from the corporate office.

**53-100 ULTRA-TANT
ACRYLIC LATEX SATIN
Exterior Paint**

Surface Preparation

ALL surfaces must be clean, free of scaling, blistering, peeling paint, dirt, mildew, chalk oil, grease and other foreign matter.
Dull all glossy surfaces by sanding or de-glossing agent. For softsits and non exposed surfaces, wash or scrub with a detergent solution (TSP) and rinse well. Countersink nails and putty all holes.

NEW MASONRY SURFACES: All general surface preparations must be adhered to. To ensure proper coating life expectancy, all new masonry surfaces must be allowed to cure adequately. Do not paint over green or wet concrete: Wait at least 14 days prior to painting. Prime new masonry with UCI STUKO-PROOF 25-1000.

PREVIOUSLY PAINTED EXTERIOR MASONRY: All general surface preparation must be followed. All surfaces must be clean and free from grease, oil, dirt and loose or scaling paint. All weather exposed surfaces must be pressure cleaned and mildew sanitized with a chemical solution of 'MILDEW PREP" and chlorine. All powdery, chalky weathered surfaces must be sealed with UCI UNI-SEAL ACRYLIC CLEAR SEALER 25-020 to ensure proper adhesion. Structural cracks and voids should be patched after sealing and prior to paint application.

WOOD: Sand smooth and apply primer as necessary. Consult UCI representative regarding primer recommendation. Holes and cracks should be puttied prior to painting.

FERROUS METAL: Prepared metal should be primed with UCI ULTRA-PRIME INDUSTRIAL METAL PRIMER 3-2000 or UCI AQUA RUST PROOFER 3-2200.

NON-FERROUS METAL (Aluminum): Clean and prepare surfaces to ensure proper adhesion.

GALVANIZED METAL: All general surface preparations must be followed. On sound surfaces, no primer is required. If galvanized is oxidized, then priming with a latex primer is required such as UCI ULTRA-PREP 24-111.

CINDER BLOCK OR BLOWN STUCCO (POROUS SURFACES): All general surface preparations must be followed. Consult technical representative for detailed primer usage. Prime with UCI's block filler-sealer type paint, UNI-LASTIC MID-KOTE MASTIC 65-100.

Consult Technical representative for other options and detailed specifications.

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 NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1.800.424.LEAD or log onto www.epa.gov/lead

Preccautions Contains Zinc Oxide. May cause eye, skin, and nose and throat irritation.

USE ONLY WITH ADEQUATE VENTILATION: To avoid breathing vapor, spray mist, or sanding dust, open windows and doors or use other means to ensure fresh air entry during sanding, application, and drying. If you experience eye watering, headaches, or dizziness, increase fresh air or wear respiratory protection (MOSHMSHA TC 23C or equivalent) or leave area. Close container after each use. Avoid contact with eyes, skin and clothing. Do not take internally.

FIRST AID: If you experience difficulty in breathing, leave area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, rinse immediately with plenty of water for at least 15 minutes and get medical attention. For skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately. Keep container closed when not in use. Do not store above 100°F. Keep from freezing. Material Safety Data Sheet available upon request.

CONTAINS NO CRYSTALLINE SILICA OR ETHYLENE GLYCOL KNOWN CARCINOGENICS

KEEP OUT OF REACH OF CHILDREN



Paints Made to Last in the Florida Sun

AQUA-PRIME

LOW ODOR UNIVERSAL PRIMER

RUST AND BONDING PRIMER WITH SUPERIOR ADHESION

WATER BASE EPOXY PRIMER

CODE # 3-2200

General Description

AQUA-PRIME 3-2200 is a low odor, nontoxic, chromate or lead pigment free primer. AQUA-PRIME is a single part epoxy water-borne low odor, rust inhibitive primer that will not soften existing coatings preventing lifting or wrinkling that happens with primers containing strong solvents. AQUA-PRIME has excellent wetting characteristics so it can be used where marginal surface preparation is required. The epoxy vehicle with corrosion resistant pigments will encapsulate the existing rusting substrate and will prevent oxygen from contaminating the surface minimizing the return of rust. AQUA-PRIME has superior recoat-ability and can be top-coated with a wide variety of UCI architectural and Industrial finishes.

Features

- Formulated specifically to withstand our tropical climate
- Water Based, Low odor
- Superior adhesion over a variety of surfaces.
- Encapsulates surface rust and corrosion
- Use on bare ferrous, galvanized and aluminum metals
- Use over previously painted surfaces.
- Recoat in six hours
- Cleanup with water immediately; mineral spirits later

Applications

- AQUA-PRIME may be brushed, rolled or sprayed.
- Use material directly from factory sealed containers.
- Do not apply when air or surface temperature is below 50 degrees (F).
- Thinning is not required; stir thoroughly, keep a wet edge.

Where to Use

- Excellent for rusting ferrous metals ,pipes, etc. coated with unknown paints
- Ferrous metal
- Galvanized and aluminum metal
- For use on surfaces where a durable, rust encapsulating primer is needed
- Use where surface preparation is marginal.
- Suitable for residential, commercial, or institutional applications.

Benefits

- Low odor VOC coating
- Lead free
- Chromate free
- Fast drying to the touch
- Water-borne safe to use on previous coating
- Encapsulates corroded surfaces

Product Information

Colors: Off-white 3-2200-W Gray 3-2200-G	Technical Data (+ or - 3%)
Finish: Satin	Pigment by weight 35%
	Vehicle solids by volume 23%
	Weight by gallon 10.40 lbs.
Spread Rate: 150-250 sq. ft .per gallon depending on surface condition ,texture and porosity. . Always apply to encapsulate rust and corrosion. Recommended film thickness: (approx.) Wet – 4.0 mils Dry – 1.5 mils	Total solids by volume 44.5% Total solids by weight 57% Vehicle: Water Based Epoxy Ester Flashpoint: N/A VOC (less exempt solvents): -32 g/L; 041lb/gal
Dry Time: Dries in thirty minutes. Allow six hours dry time between coats	Thinning and Clean-Up: Thinning is not required. Clean with water immediately after use; mineral spirits thereafter.

The information compiled herein is accurate to the best of our knowledge. We reserve the right to modify, adjust or improve any constituents contained herein. It is the users responsibility to determine for himself the suitability of material for a specific purpose and to adopt such safety precautions as may be necessary. No representative of our company has the authority to change, modify or extend warranty without written consent from the corporate office.

Surface Preparation

ALL surfaces must be clean, free of scaling, loose corrosion, blistering, peeling paint, dirt, mildew, chalk oil, grease and other foreign matter. This primer is formulated to be used where proper surface preparation cannot be obtained. However, the better the preparation the better the performance. Whenever possible, existing rust should be removed and solvent washed. Loose, corroded steel and loose paint should be prepared by hand or power tool cleaned to remove rust scale. Prepared surface should then be cleaned to remove all dust, and then allowed to dry prior to priming. Severe scaling rust should be sandblasted to white metal for best protection.

Dull all glossy surfaces by sanding or de-glossing agent. **WARNING:** All factory primed & previously painted surfaces should be tested for adhesion prior to application of this or any other coating!

NON-FERROUS METAL (Aluminum): Clean and prepare surfaces to ensure proper adhesion.

GALVANIZED METAL: All general surface preparations must be followed. On sound surfaces no primer is required. If galvanized is oxidized then prepare and prime as described above

Consult Technical representative for other options and detailed specifications.

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 you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1.800.424.LEAD or log onto www.epa.gov/lead

WARNING: All factory primed and previously painted surfaces should be tested for adhesion prior to application of this, or any coating.

CAUTION: Do not take internally. Avoid prolonged contact with skin, and breathing of vapor or spray mist. Close the container after use. Do not apply at temperatures below 50° F.

Precautions Contains Zinc Oxide. May cause eye, skin, nose and throat irritation.

USE ONLY WITH ADEQUATE VENTILATION: To avoid breathing vapor, spray mist, or sanding dust, open windows and doors or use other means to ensure fresh air entry during sanding, application, and drying. If you experience eye watering, headaches, or dizziness, increase fresh air or wear respiratory protection (MOSHMSHA TC 23C or equivalent) or leave area. Close container after each use. Avoid contact with eyes, skin and clothing. Do not take internally.

FIRST AID: If you experience difficulty in breathing, leave area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, rinse immediately with plenty of water for at least 15 minutes and get medical attention. For skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately. Keep container closed when not in use. Do not store above 100°F. Keep from freezing. Material Safety Data Sheet available upon request.

CONTAINS NO CRYSTALLINE SILICA OR ETHYLENE GLYCOL KNOWN CARCINOGENICS

KEEP OUT OF REACH OF CHILDREN



Paints Made to Last in the Florida Sun

UNI-SEAL 100% ACRYLIC LATEX CLEAR MASONRY SEALER CODE #25-020

General Description

UNI-SEAL is a Premium 100% acrylic latex masonry sealer. UNI-SEAL has a high resin content that provides excellent penetration and chalk sealing for superior hold-out of subsequent coats of paint. The main function of a sealer is to absorb and bind a deteriorated (chalky or oxidized) paint film and it will condition a porous substrate so that subsequent coatings will have proper long term adhesion.

Features

- Formulated specifically to withstand our tropical climate
- Mildew and algae resistant
- Dries to the touch in about 15 minutes
- Durable and tough
- Seals chalky surfaces and provide an excellent foundation for subsequent coats of paint on porous substrates.

Where to Use

- Excellent for all previously painted masonry or stucco surfaces (see surface preparation)
- Porous unpainted substrates such as:
 - Marcite®
 - Dryvit®
 - Pre-mixed colored stucco

Applications

- UNI-SEAL may be brushed, rolled or sprayed.
- Use material directly from factory sealed containers.
- Do not apply when air or surface temperature is below 50 degrees (F).
- Thinning is not required.

Benefits

- Promotes adhesion of the finish coat
- Binds residual chalk after pressure cleaning
- Easy clean-up

Product Information

Colors: Clear	Technical Data (+ or - 3%)
Finish: Satin	100% Acrylic Latex Solids 28.0% Water and Additives 72.0%
Spread Rate: 250-450 sq. ft .per gallon depending on surface texture and porosity. Be sure to estimate right amount of paint for the job.	Weight per Gallon 9.22lbs. Total Solids by Weight 22.0%. Total Solids by Weight 29.0% Vehicle 100% Acrylic Viscosity 50-55 KU's
Dry Time: Dries in thirty minutes. Allow two hours dry time between coats	Thinning and Clean-Up: Thinning is not required. Clean with water immediately after use.

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**25-020 UNI-SEAL
CLEAR ACRYLIC LATEX
MASONRY SEALER**

Surface Preparation

ALL surfaces must be clean, free of scaling, blistering, peeling paint, dirt, mildew, chalk oil, grease and other foreign matter. Dull all glossy surfaces by sanding or de-glossing agent. For soffits and non exposed surfaces, wash or scrub with a detergent solution (TSP) and rinse well. Countersink nails and putty all holes.

PREVIOUSLY PAINTED EXTERIOR MASONRY: All general surface preparation must be followed. All surfaces must be clean and free from grease, oil, dirt and loose or scaling paint. All weather exposed surfaces must be pressure cleaned and mildew sanitized with a chemical solution of "MILDEW PREP" and chlorine. All powdery, chalky weathered surfaces must be sealed with UCI UNI-SEAL ACRYLIC CLEAR SEALER 25-020 to ensure proper adhesion. Structural cracks and voids should be patched after sealing and prior to paint application.

WOOD: Sand smooth and apply primer as necessary. Consult UCI representative regarding primer recommendation. Holes and cracks should be puttied prior to painting.

FERROUS METAL: Prepared metal should be primed with UCI ULTRA-PRIME INDUSTRIAL METAL PRIMER 3-2000 or UCI AQUA-PRIME RUST PROOFER 3-2200.

NON-FERROUS METAL (Aluminum): Clean and prepare surfaces to ensure proper adhesion where bare prime with UCI ULTRA-PRIME INDUSTRIAL METAL PRIMER 3-2000

GALVANIZED METAL: All general surface preparations must be followed. On sound surfaces, no primer is required. If galvanized is oxidized, then priming with a latex primer is required such as UCI ULTRA-PREP 24-111.

CINDER BLOCK OR BLOWN STUCCO (POROUS SURFACES): All general surface preparations must be followed. Prime with UCI's block filler-sealer type paint, UNI-LASTIC MID-KOTE MASTIC 65-100.

Consult Technical representative for other options and detailed specifications.

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