

# **Mountainview Lake Estates**

## Painting Specification

### **1. General**

#### 1.1 Summary:

Contractor shall provide all paints, labor, tools and supplies to perform a complete repaint or all exterior surfaces of the contracted project. Contractor shall provide the best quality workmanship and use the best professional practice.

#### 1.2 Included:

Painting of houses in MLE is to cover all exterior surfaces unless otherwise excluded in the specific contract or as listed in 1.3 below.

- (a) stucco surfaces.
- (b) structural woodwork such as eaves, door frames, french doors, etc.; garage access and vehicle doors;
- (d) exterior plumbing, mechanical and electrical work except as indicated below.

#### 1.3 Not included:

- (a) Pre-finished items such as finished hardware and finished metals such as anodized aluminum, stainless steel, chromium plating; faucets and hose attachments; keypads; pushbuttons; locks; roll-up shutters.
- (b) interior of concealed areas, cabinets and closets such as for piping, power and communications equipment, etc.
- (c) concrete floors, pavements or slabs, ceramic tile, brick masonry and pavers
- (d) glass
- (e) front doors
- (f) wrought ironwork such as security doors, gates and fences
- (g) lighting fixtures
- (h) Code required labels, equipment identification and performance rating plates.

### **2.2 General Conditions**

#### 2.1 MLE Responsibilities

- (a) MLE is responsible for removing and protecting any personal property including vehicles that may interfere with access to the surfaces that are to be painted
- (b) Vegetation that might prevent access to surfaces that are to be painted is to be trimmed or constrained out of the way by MLE landscapers prior to painting.
- (c) Contractor shall develop a painting schedule and coordinate work with an MLE representative on matters of scheduling and access to minimize inconvenience to the residents. Whenever possible, the homeowner will be notified before work is started.

#### 2.2 Regulatory Requirements:

Contractors work and materials used shall comply with applicable codes and regulations of governmental agencies, e.g. the Environmental Protection Agency, the Air Pollution Control District and other local, state or Federal agencies, with jurisdiction over airborne emissions and industrial waste disposal. Where those requirements conflict with this

Specification, comply with the more stringent provisions.

### 2.3 Compatibility:

Compatibility of new and old coatings will be assured by exclusive use of the materials specified in Section 4. If any substitution or variation is to be made for whatever reason, compatibility will be determined by published specifications, laboratory analysis or field testing to the satisfaction of MLE.

### 2.4 Storage:

(a) Materials and equipment stored on site are to be out of sight when not in use. The bell tower and area immediately adjoining is available for such use.

(b) All materials are to be stored in accordance with the manufacturer's instructions.

### 2.5 Product Handling:

(a) Paint mixing and thinning if necessary, shall be according to the manufacturer's instructions. Any mixing required shall be done in the specified work and storage area. All mixing and/or thinning material such as paint thinners, tools, rags and partially filled containers shall be returned to the storage area at the completion of each work day.

### 2.6 Noise:

(a) No noisy motorized equipment shall be used before 7:00 AM.

(b) No loud playing of radios is permitted.

## **3 Execution**

### 3.1 General

All work shall be performed in a clean and liability-free work area best suited to the production of high quality results

### 3.2 Examination:

Prior to beginning the work of this section a careful inspection shall be made to verify that conditions are such that installation may properly commence. **Particular attention will be paid to the tile roof. If any tile or roof damage is noted (broken tiles, etc.) the property manager, painting committee chair and homeowner will be notified prior to beginning any painting.**

### 3.3 Protection:

(a) Protect all adjacent areas and surfaces including lawns and shrubbery from damage from misplaced paint and preparation work.

(b) Furnish sufficient drop cloths, shields and protective equipment to prevent fouling.

(c) Protect surfaces, equipment and fixtures from damage resulting from use of fixed, movable and hanging scaffolding, planking and staging.

### 3.4 Preparation:

(a) Power wash surfaces prior to painting taking care to avoid driving water into laminated windows such as stained glass, door sills and electrical outlet boxes.

- (b) Where surfaces to receive paint come into contact with earthen areas, trench and thoroughly clean these surfaces from all dirt and grime
- (c) Remove all peeling and scaling paint or coating to a sound substrate by hand scraping, use of mechanical grinders or use of high pressure wash. Prior applications of multiple coats of paint that are in an advanced state of deterioration will be removed by power washing.
- (d) Where mildew is present, remove by scrubbing with a commercial mildew wash formulated for this purpose and prime before painting.
- (e) All structural cracks and crevices will be filled with appropriate caulking and/or patching compounds. Nail holes and other surface defects shall be filled, sanded and primed.
- (f) Concrete and masonry surfaces shall be dry, clean and free of dirt, loose paint, efflorescence, encrustation and other foreign matter.
- (g) Ferrous metal shall be cleaned of oil, grease and foreign matter with solvent. Sand and scrape to remove loose paint and rust. Prime within 3 hours after preparation. Galvanized metal shall be solvent cleaned and then retreated with vinyl wash or etching-type solution if recommended by the finish manufacturer and primed the same day.
- (h) Remove dust, grit and foreign matter from wood surfaces; sand and dust clean. Spot coat knots, pitch streaks and sappy sections with pigmented stain sealer when surfaces are to be painted. Fill nail holes, cracks and other defects after priming and spot prime repairs when fully cured.
- (i) Remove hardware and accessories, machined surfaces, plates, lighting fixtures and similar items in place and not-to-be-finish painted or provide surface-applied protection. Reinstall removed items upon completion of work in each area.

### 3.5 Application

- (a) Apply painting and finishing materials in accordance with manufacturer's recommendations and MLE approval. Use applicators and techniques as best suited. Spraying, rolling and brushing are all acceptable if appropriate to the surface in question.
- (b) One coat is the minimum which shall be applied. Additional coats are to be applied when undercoats, stains or other conditions show through final paint coat, until paint film is of uniform finish, color and appearance.
- (c) Exterior doors shall be finished on tops, bottoms, and edges same as exterior faces.

### 3.6 Cleaning:

- (a) Immediately clean up all accidental splatters, spillage and misplaced paint and restore the affected surface to its original condition.
- (b) At completion of work each day all materials, supplies, debris and rubbish caused by Contractor will be removed and work spaces and paint storage areas will be left in a clean and acceptable condition.
- (c) Remove all temporary protective wrappings and other materials.
- (d) Provide WET PAINT signs, barricades and other devices as required to protect newly finished surfaces.

### 3.7 Inspection and Approval:

(a) All work will be subject to inspection and approval by the MLE representative and all work that does not meet approval or comply with the intent of these specifications shall be corrected..

(b) Damage to existing property, of any nature, caused by Contractor shall be repaired to the satisfaction of the MLE representative at the expense of the Contractor.

### 3.8 Warranty:

Contractor will warrant all labor on the job for two years. The paint manufacturer provides the paint warranty.

## **4 Product Specifications:**

4.1 Materials shall be pure, unadulterated, first quality and shall be delivered to the project in original unbroken packages bearing the maker's name, brand number color information.

### 4.2 Stucco

Sherwin-Williams A100 LTX Flat Extra  
Custom Thunderbird Universal Spanish White

### 4.3 Wood - Rough Sawn Trim

Dunn Edwards ACRI-FLAT  
Costain Brown

### 4.4 Wood - Finished woodwork (Doors and frames).

Sherwin-Williams Industrial Enamel B54 WZ 101 Semi-gloss  
Thunderbird Universal Spanish White

### 4.5 Metal Garage Doors

Sherwin-Williams Industrial Enamel B54 WZ 101 Semi-gloss  
Thunderbird Universal Spanish White

### 4.6 Patio Door Thresholds

Sherwin-Williams A100 Enamel Semi-gloss  
Costain Brown

### 4.7 Wrought Ironwork

Sherwin-Williams Industrial Enamel B54 WZ 101 Semi-gloss  
Black