



# Home Tips



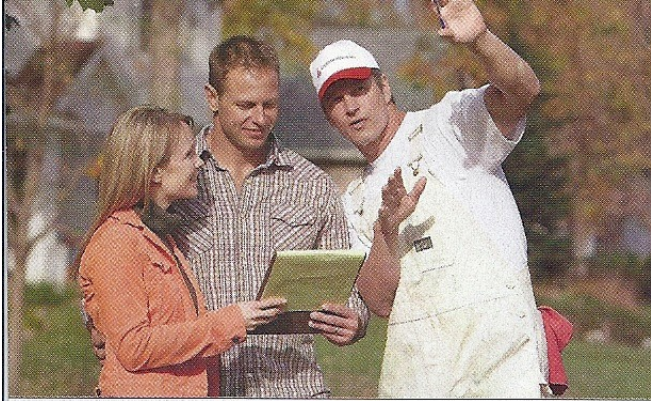
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## Q & A

### Exterior Painting Questions?

*We were planning to paint our house this summer and never got around to it. Is it too late to paint now and what questions should we ask our painter?*

We are enjoying a very pleasant fall, and the temperature is



still warm. You can paint the exterior until the temperature drops down into the 30s. Go ahead and get the job done.

#### **EXTERIOR PAINT**

Painting the outside of a house is a big and often expensive job. The last thing you want is to face the project again in a few years when poorly applied paint starts to flake and peel.



You can greatly improve the odds of getting a job that lasts 8 to 10 years by asking these questions before you hire a painter.

#### **HOW DO YOU PLAN TO PREPARE THE SURFACE FOR PAINTING?**

I'm sure you've heard it a million times, but proper preparation is the key to a long-lasting paint job. You can



apply the best paint in the world, but it won't last if the surface is dirty or loose. Make sure your contractor is planning to wash the surface to remove dust, dirt and other contaminants, either by scrubbing or with a pressure washer. The next step should be scraping all loose paint followed by sanding and, finally, another wash or wipe-down to remove sanding dust.

#### **WILL YOU PRIME BEFORE PAINTING?**

Primers are absolutely necessary over bare wood and a good

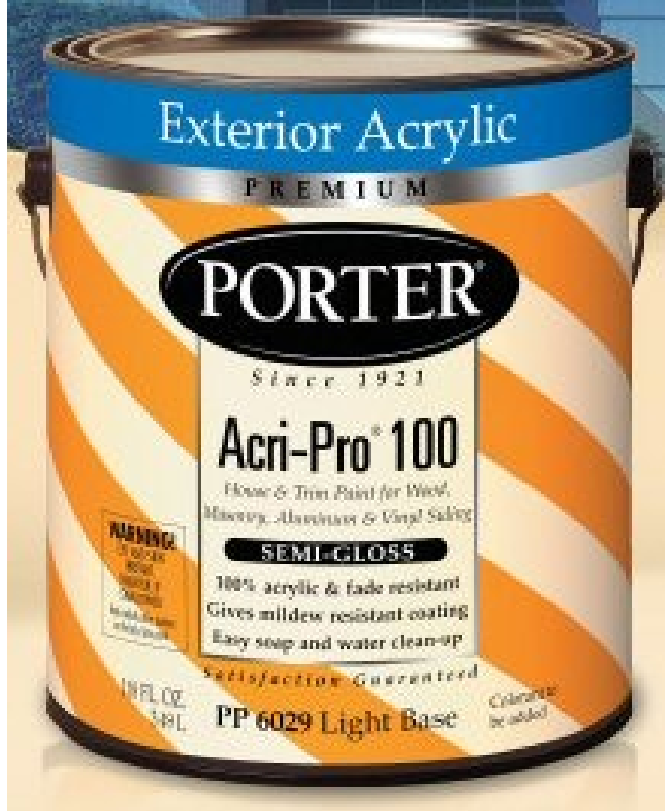


idea over old paint, too. If there are layers of old paint with exposed edges, ask your painting contractor to use a binding

primer (one brand is Zinsser Peel Stop) on these areas. Binding primers form a flexible seal to help prevent old layers of paint from peeling off.

**WHAT AREAS ARE YOU PLANNING TO CAULK?**

Most paint failures start at edges where water can seep under



the paint and loosen it. A thorough job of caulking solves this problem and extends the life of the paint job. Your painter should caulk cracks where the siding meets windows and doors, and any other cracks where water could enter.

However, the painters we talked to advised against caulking the cracks under the bottom of lap siding. Moisture and water needs a way to exit.

**WHAT KIND OF PAINT DO YOU PLAN TO USE?**

Good painters will use good paint, but they may not plan to use the best paint. Ask the painting contractor to include 100 percent acrylic exterior paint in the estimate. Even if you're charged a little extra, you'll save money in the long run.

***Quote Of The Month***

"I Value the friend who for me finds time on his calendar, but I Cherish the friend who for me does not consult his calendar."

Robert Braul t

**A Tip Of The Hat To:**



***Steve Bing***  
***Virtual Properties Plus, Inc.***  
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**Thank You**

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