



**FLORIDA
PAINTS**

Park Square HOMES

Project Paint Specifications For:

Park Square Homes

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1| Scope of Work

A preliminary inspection of this project has been completed on the existing surfaces and conditions by the Florida Paints (hereafter named as the manufacturer) representative listed on the cover page. The areas have been evaluated and this Scope of Work within this specification has been provided. The scope is an important key to a successful job and describes the tasks to be completed by the contract between contractor and owner. This specification covers the details of the surface preparation, application instructions, product selection and other conditions and requirements essential for the successful application and performance of the paint and/or coating systems listed herein. The scope and the specifications become part of the requirements for the job and is the measure against which satisfactory completion of the project is evaluated. Close adherence to all instructions and conditions is required.

Warranty

A seven (7) year exterior material only warranty will apply only on the condition that the procedures stated and required within this specification and in the Florida Paints Warranty document are followed; a sample copy of the warranty is attached.

2| General

- .1 The written specifications contained herein are freely submitted as a courtesy of Florida Paints and are designed for use to coordinate the work being conducted on the project for the specified Florida Paints products. When properly complied with the products specified will provide the maximum beauty, performance, and protection that is required. The written specifications herein are final and any changes must be submitted in writing and approved by an officer of Florida Paints
- .2 The contractor shall be responsible for the efficient and proper completion of all phases of the project. This includes surface preparation, surface and crack repair, and the finish application of all caulks and sealant, patching compounds, and finish application of the paint and/or coating listed in this project specifications.
- .3 The contractor and owner / owner's representative shall thoroughly review all scheduled work to be completed prior to the actual commencement of the work to be done. This is to ensure that the surface area is in sound condition for the type of work to be accomplished and that proper arrangements have been made to inform the residents in the project that work is being done in that specific area.
- .4 The contractor shall give proper notification to owner or owner's representative and the authorized Florida Paints' representative to set up proper field visit procedures once specified areas of work have been completed.
- .5 A field visit by the Florida Paints representative does not relieve the Contractor of their responsibility due to negligence or faulty workmanship.

3| Purpose of Specifications

- .1 The overall purpose of these specifications is primarily to offer assistance and establish a set of guidelines to achieving maximum protection performance, as well as a cost efficient, successful and a professionally completed project. These specifications reflect standard industry practices of craftsmanship, handling of materials, preparation, and application procedures. Florida Paints recommends the owner and the contractor meet with the authorized Florida Paints representative to review and implement the specifications to their maximum potential.
- .2 Florida Paints assumes no responsibility for damages, omissions, errors or improper results obtained by misuse or misinterpretation of the specifications herein. The specifications contained herein are based on the most up to date technical information, which Florida Paints believes to be reputable and reliable. All technical advice, specifications and recommendations are intended for use only by those persons that are professionally skilled, qualified and at their own risk and discretion.
- .3 When instructions are lacking, when conflicts occur in the specifications and/or manufacturer's literature, or the procedures specified are not clearly understood it will be the contractors responsibility for requesting prompt clarification.
- .4 The project specifications written herein must be fully complied with in accordance with manufacturer's recommendations. Florida Paints requests a meeting with the painting contractor prior to the start of any work on the above listed project. An authorized Florida Paints' representative will conduct on-site field reports as set forth in the written specification herein.

4| Terms and Conditions

- .1 The owner will have any foliage trimmed and or removed if found clinging to or otherwise blocking the access to the areas to be painted.
- .2 The owner will make every effort to notify all occupants of the property to remove any personal items, patio furniture and vehicles, so as to not inhibit the contractor from performing his obligations. The contractor will be relieved from the responsibility of painting an area where incidental damage may result to adjacent property that has not been moved in accordance with the stipulations of this section.
- .3 The owner will require a written work schedule from the contractor for owner's approval and shall be based on the contract completion date. Contractor will advise the owner of those areas, in which work is to be performed, sufficient time to permit the owner to notify all occupants of the property.
- .4 The owner will make every effort to allow easy access to all locked areas that have been included to be painted.
- .5 It is anticipated that the work shall be inclusive and that there will be no included extras or changes. The need for extra work and/or changes will be the sole responsibility and determination of the owner and must be submitted as a written work order to the contractor. No extra work will be done or changes made in the work as specified without a written work order from the owner.
- .6 The contractor must inspect the substrate and other conditions where any repairs are to be performed, and notify the owner in writing of any unsatisfactory conditions. Do not proceed with any work until the unsatisfactory conditions have been corrected in an acceptable manner and approved by the owner.
- .7 The contractor must keep and maintain adequate records including: invoices showing proof of purchase and the area (i.e. building numbers, lot or block numbers, etc.) showing where the materials are being applied.
- .8 It is the contractor's responsibility to read and follow the manufacturer's label and technical data directions and information and all safety requirements of the products being used.
- .9 The contractor will be responsible for blocking off areas where any painting is occurring.
- .10 The contractor shall be responsible for all aspects of safety administration on the job and must be in compliance with all OSHA safety regulations.
- .11 All necessary and prudent precautions shall be taken to ensure the safety of personnel and property.
- .12 At project closeout supply the owner one gallon of each product for touch-up purposes and provide the color mixture name and code to the Owner for accurate future color matching.

5| Standard Industry Practices

- .1 The contractor will provide all required labor, materials, equipment, supervision, licenses, permits and insurance coverage that may be required by the state or local building departments, in order to provide and apply the paint systems specified within (including touch-up).
- .2 The contractor shall provide on demand proof of proper licensing, permits to work, and insurance covering liability, property damage, worker's compensation, auto, etc, to owner or owner's representative, local municipal and/or county government inspectors.
- .3 The contractor shall be responsible to provide, on demand, manufacturer's product data specifications and material safety data sheet (MSDS) information to owner or owner's representative and/or local municipal and/or county government inspectors.
- .4 The contractor shall be responsible for hiring and assigning only qualified, skilled, experienced and efficient craftsmen to complete the scope of work necessary on the project in a timely and professional manner.
- .5 The contractor agrees not to assign or sub-contract any portion of the project without the direct approval of owner or owner's representative and Florida Paints.
- .6 All surface preparation and material application shall be performed in accordance with the manufacturer's label specifications, product technical data sheets and/or written specifications contained herein and standard industry requirements. Failure of the paint and/or coating due to improper surface preparation, application, material usage or handling is solely the responsibility of the contractor.
- .7 The surface area shall be completely dry and moisture free prior to the application of any paint coating materials. Material application shall take place in dry and non-threatening weather. Apply when air, surface, and paint products are above 55 degrees F and below 90 degrees F. Avoid application of paint material outside in the late afternoon when there is a threat of moisture condensing on wet paint. Exterior paint application should be halted approximately 2 hours before sunset to allow wet paint the proper time to dry.

6| Materials Description

- .1 Materials used on the project shall be distributed by or approved for use by Florida Paints. All specified material herein are approved to be suitable for application and shall be properly enforced as is required by industry standards to achieve a professional and quality job.
- .2 The contractor shall be responsible for delivery, or the arrangement to be delivered, all paint material to the job site. All paint material shall be delivered in unopened and undamaged containers as supplied and labeled by the manufacturer. The contractor shall be financially responsible for the theft of any material, supplies, or equipment from the project job site.
- .3 All paint material shall be properly stored in a cool, shaded area and shall not be exposed to direct sunlight or intense heat for extended periods of time.

7| Delivery, Storage and Handling

- .1 Store paint material in manufacturer's unopened packaging with labels intact until ready for installation.
- .2 Store paint material not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 degrees F (7 degrees C). Maintain storage containers in a clean condition, free of foreign materials and residue.
- .3 Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

8| Project Conditions

- .1 Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

9| Surface Conditions

- .1 Do not begin painting until substrates have been properly prepared.
- .2 Ensure that surfaces to receive paint material are dry immediately prior to application.
- .3 Ensure that moisture-retaining substrates to receive paint material have moisture content within tolerances allowed by manufacturer. Where exceeding the following values, notify owner / owner's representative and obtain direction before beginning work.
 - Concrete and Masonry (Cementitious): 13 percent. Allow new concrete to cure a minimum of 28 days or 7 days with proper alkali resistant primers and test to verify proper pH levels.
 - Exterior Wood: 17 percent, Interior Wood: 15 percent and Plaster and Gypsum: 15 percent.
- .4 Examine surfaces to receive paint material for surface imperfections and contaminants that could impair performance or appearance of paint material, including but not limited to, loose primer, rust, scale, oil, grease, mildew, algae, or fungus, stains or marks, cracks, indentations, or abrasions.
- .5 Correct conditions that could impair performance or appearance of paint material in accordance with specified surface preparation procedures before proceeding with paint material application.
- .6 If substrate preparation is the responsibility of another installer, notify owner / owner's representative of unsatisfactory preparation before proceeding.

10| Field Quality Assurance

- .1 **Applicator Qualifications:** A contractor with 5 years documented experienced applying paints and coatings similar in material, design, and extent to those specified for this project.
- .2 Prior to job start, in order to avoid any dispute over existing damage it is suggested that the contractor and the owner / owner's representative walk the project and make a list of all existing damage. This list should contain the identification of any building or units showing damage and a dated record kept by both. In the event of a dispute the recorded list will help resolve the issue.
- .3 The paint specifications will not be deviated from unless the manufacturer has been notified in writing by the contractor. The manufacturer will respond, if in agreement, also in writing. If any wrong product was used or if the procedure is faulty the contractor will repaint in accordance with the specifications at no extra cost for the owner. Changes without prior approval may void the warranty.
- .4 **Mock-Up:** Provide a mock-up (designated by owner) for evaluation of surface preparation techniques and application workmanship that includes patching, sealant, primers and finish product. This area will be used as the standard for the project to ensure all is completed properly.
- .5 Refinish mock-up area as required to produce acceptable work. Do not proceed with remaining work until workmanship, color, and sheen are approved by owner / owner's representative.
- .6 When designated; the contractor will perform daily quality control field reports during all phases of the project (as listed above) and generate a daily report for each and distribute a copy of this report to the manufacturer's representative and owner / owner's representative. See manufacturer's representative for a sample of form to be used.

sanding ensuring to remove all dust and residue prior to application of coating.

11| General Surface Preparation

Existing Coatings:

Surface should be free of all contaminants such as dirt, dust, oil, grease, wax, rust, mold, mildew, chalk, calcimine, soap or detergent residue.

Mildew Removal

Before painting all areas affected by mildew need to be cleaned using the following procedure. Apply a solution of one (1) cup of tri-sodium phosphate (TSP), or a non-ammoniated detergent, mixed with one (1) quart of household bleach and three (3) quarts water, per gallon of solution. Allow solution to dwell on affected surface areas for approximately 10 minutes, then rinse thoroughly with clean water. The rinsing procedure may be accomplished by pressure washing, providing that the surface is thoroughly rinsed. Allow surface to dry for at least 24 hours before painting.

Pressure Washing

Pressure Washing involves the removal of oil, grease, dirt, chalk, loose rust, and loose paint by water at pressures of 2000 to 4000 psi with a flow rate of 3 to 5 gallons per minute. A commercial grade (concentrated) detergent made for pressure washing should be applied during the cleaning process to facilitate complete removal of surface contaminants. All exterior project surface areas, painted or unpainted, shall be thoroughly pressure washed. It is important to maintain a distance of no greater than 8" between the surface and the spray tip during the high pressure rinse. Any loose or peeling paint remaining after pressure cleaning should be mechanically scraped off.

Loose and Peeling Paint

Remove loose, peeling, blistering and flaking paint, heavy chalk and foreign matter on all surfaces by means of scraping, wire brushing and water blasting (recommended water blast - 2500-PSI minimum).

Glossy Surfaces

De-gloss all glossy surfaces that are to receive coating by means of chemical de-glossing or by hand

Rusted Metal Remove all surface rust by means of hand tool or mechanical tool and treat with Ospho Rust Converter on all exposed metal.

Efflorescence Removal

Efflorescence is a deposit of salts that have brought to the surface by water traveling through masonry. Remove heavy deposits with a hand-held wire brush or power driven wire brush. To remove any remaining efflorescence, use a muriatic acid solution of 1 part acid to 2 parts water, allowing the solution to dwell on the surface for about 5 minutes, (do not allow to dry before rinsing) and rinse thoroughly with clean water. To prevent further efflorescence, it is important to eliminate the source of the moisture traveling through the masonry.

SSPC-SP-2 - HAND TOOL CLEANING

Hand tool cleaning removes all loose paint, loose rust and scale, welding slag, and other foreign matter from the surfaces to be painted. Before hand tool cleaning, remove oil, grease, and other solvent soluble contaminants by solvent cleaning (SSPC-PC-1). Hand tool cleaning does not require the removal of tightly adhering rust, mill scale, and paint that cannot be removed by lifting with a dull putty knife.

SSPC-SP-3 - POWER TOOL CLEANING

Power tool cleaning is the mechanical use of power sanders, wire brushes, grinders, chipping hammers, etc. to remove loose mill scale, non-adherent rust, paint or other loose foreign matter from the substrate. Before power tool cleaning, remove oil, grease, and other solvent soluble contaminants by solvent cleaning (SSPC-PC-1). Power tool cleaning does not require the removal of tightly adhering rust, mill scale, and paint that cannot be removed by lifting with a dull putty knife. Although usually considered more effective than hand tool cleaning, it is not adequate for use in conditions of severe exposure, or immersion applications.

SSPC Information

For more SSPC standards see the Florida Paints representative.

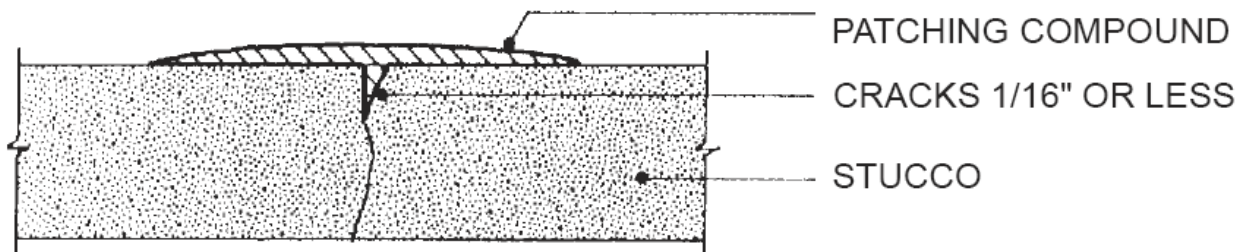
12| Surface Preparation – Crack & Void Treatment

Crack & Void Repair for Wall Surfaces

SPECIAL NOTE: All patching compounds must be applied free of pinholes. All crack and surface repairs shall be completed after application of specified primers, sealers, or surface conditioners (especially porous and chalky areas). A structural engineer should be consulted prior to repairing cracks due to structural deficiencies.

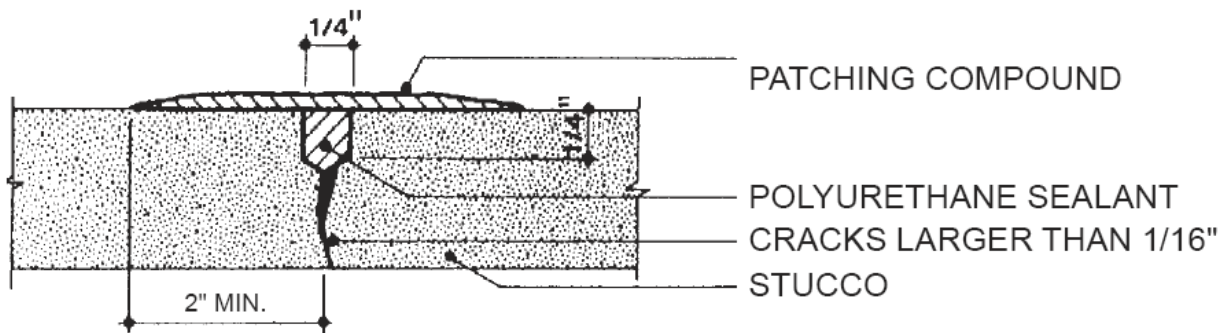
All hairline cracking less than 1/16" in width

Remove all deteriorated or failed material and dust clean, and then detail with Kover Crack Elastomeric Masonry Patching Compounds, depending on the texture of the surface of the affected surface areas. The crack shall be bridged approximately two inches (2") on both sides of the crack and center crowned directly over the crack area approximately 1/16" and "feathered" down to zero over the 2" area. Fill the joint allowing for a small crest to remain will compensate for any shrinkage that might occur and to allow for thermal movement



Cracks and voids larger than 1/16" in width

Remove all deteriorated or failed material and cut or rout out into a "U" or "V" shape, dusted clean to remove all loose particles, rinsed with water and then sealed with 3800 SunFlex 100% Acrylic Clear Conditioner. Use appropriate sized backer rod when needed. Apply SunTech Acrylic Urethane Elastomeric Sealant pushing material firmly into the crack or void. For best results cured beads should measure 1/4" wide and 1/4" deep. Allow polyurethane sealant to cure and then apply Kover Crack Elastomeric Masonry Patching Compound. Once the patching compound has tack dried, apply a detailing coat of Kover Crack Elastomeric Masonry Patching Compound, depending on the texture of the surface of the affected areas. Detail repaired crack should be bridged approximately two inches (2") on both sides of the crack and center crown directly over the crack area approximately 1/16" and "feathered" down to zero over the 2" area. Fill the joint allowing for a small crest to remain which will compensate for any shrinkage that might occur and to allow for thermal movement.



13| Surface Preparation – Caulk & Sealants

Caulking Repair for Wall Surfaces

SPECIAL NOTE: All patching compounds must be applied free of pinholes. All crack and surface repairs shall be completed after application of specified primers, sealers, or surface conditioners (especially porous and chalky areas). A structural engineer should be consulted prior to repairing cracks due to structural deficiencies.

Caulking and Sealant Application

- All deteriorated caulk or sealant must be removed prior to installation of new caulk or sealant.
- Apply SunTech Acrylic Urethane Elastomeric Sealant as necessary to all window and door trim, butt joints, bands, dissimilar materials (stucco to wood, wood to metal, etc.) and any construction issues like in Fig. 1 – 3 below and anywhere water intrusion has the potential to occur.



Fig. 1 Unsealed penetration

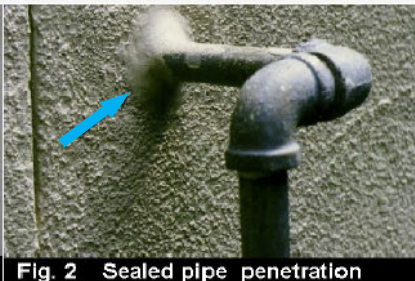


Fig. 2 Sealed pipe penetration

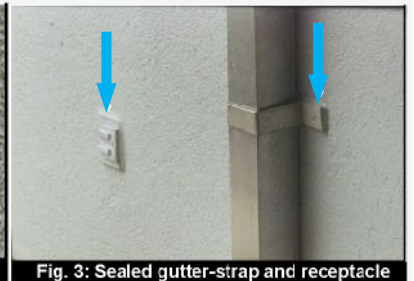


Fig. 3: Sealed gutter-strap and receptacle

- All ninety (90) degree angles, where wall meets wall, wall meets soffit, or where wall meets floor, will be caulked where cracks or openings are visible.
- Caulking can be a very important aspect of any painting project. Not only to help improve the aesthetic quality of the job, but to help prevent water intrusion to the structure and from getting in behind the paint film. Caulking is also an integral component of the weatherproofing system of any structure. Typical uses for caulk are around the frames of windows and doors, to fill gaps between moldings and trim, soffit and fascia, and for crack repair.

Expansion Joints

- a. All deteriorated caulk or sealant must be removed prior to installation of new caulk or sealant.
- b. Use appropriate sized backer rod when needed.
- c. Apply a continuous bead of SunTech Acrylic Urethane Elastomeric Sealant.

Parapet Wall Treatment

Remove all deteriorated or failed material and treat backside of parapets in same manner as exterior wall surface, terminating at roof counter flashings. If top of parapet wall is exposed masonry or is flat allowing water to penetrate, apply Kover Krack Elastomeric Masonry Patching Compound to create a smooth, well-draining covered surface that is crowned at center then “feathered” down to zero over the width of the area and overlapping on each side of the wall.

14| Surface Preparation – Masonry & Stucco Repair

Masonry & Stucco Repair for Wall Surfaces

SPECIAL NOTE: All patching compounds must be applied free of pinholes. All crack and surface repairs shall be completed after application of specified primers, sealers, or surface conditioners (especially porous and chalky areas). A structural engineer should be consulted prior to repairing cracks due to structural deficiencies.

Caulking and Sealant Application

- a. All seriously damaged and/or delaminated masonry surface areas should be completely removed.
- b. Any exposed metal rebar or metal corner beads shall be mechanically cleaned to thoroughly remove any dirt and rust. All exposed metal rebar and metal corner beads shall be spot primed with a rust neutralizing treatment primer, such as "Ospho," then allowed to dry thoroughly.
- c. Once dry, apply a full prime coat application of 5450 Ironman Alkyd Metal Primer White.
- d. Once all affected damaged masonry surface areas have been properly removed and any exposed metal has been properly serviced, the remaining sound masonry surface areas shall be properly sealed 3800 SunFlex 100% Acrylic Clear Conditioner.
- e. All damaged masonry surfaces that are primarily basic repairs can be done with any of Kover Krack Elastomeric patching compounds.
- f. For more severely damaged surface areas, it is recommended to repair those surface areas with cementitious type patching materials in accordance with their label specifications.
- g. Allow all repaired or patched surface areas to dry thoroughly, and then spot prime the repaired surface areas by applying a generous brush coat application of the specified finish coating to ensure proper adhesion and an aesthetic appearance of the repaired surface areas.



15| Application

- .1 Apply coatings in accordance with manufacturer's instructions.
- .2 Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
- .3 Allow manufacturer's specified drying time and ensure correct coating adhesion for each coat before applying next coat.
- .4 Inspect each coat before applying next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve even, uniform surface without surface defects visible from five (5) feet.
- .5 Remove any dust and other foreign materials from substrate immediately prior to applying each coat.
- .6 Where paint application abuts other materials or other coating color, terminate coating with a clean sharp termination line without coating overlap.
- .7 Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.

16| Cleaning

- .1 Clean excess paint materials and paint deposited on surfaces not indicated to receive paint and do not allow to dry.
- .2 Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.
- .3 Relocate to original position equipment and fixtures that have been moved to allow application of coatings.

17| Color Selection

- .1 Certain tinted colors have a tendency to fade more rapidly than other tinted colors especially those of a yellow, pink or blue tone regardless of the product manufacturer, product type, or substrate to which the product is applied. The owner / owner's representative or person responsible for color selection should consult with the manufacturer prior to job start to see that the most durable combination of tinting colorants is used to achieve the selected colors.
- .2 The paint systems within the specification may list one and/or two finish coats but due to certain tinted colors, low hiding colors or radical color changes, industry standards may require additional finish coats to achieve a solid and uniform finish.
- .3 The owner / owner's representative will provide chosen color selections to the contractor for bidding purposes and to the manufacturer for tinting requirements.

18| New Exterior Paint Schedule

18.1 New Exterior Sealant

Primer (one coat):	Sealant:
As specified below per substrate.	Florida Paints SunTech EP Extreme Performance Acrylic Urethane Elastomeric Sealant
Spread Rate – See below sections for each substrate.	Tooling time: 15 minutes.
Dry time - See below sections for each substrate	Tack Free time: 60 Minutes. At standard conditions paint can be applied after 4 – 6 hours.
<p>Determine that surface is clean and free of foreign material, mildew, moisture, dirt, sanding dust, ceiling texture or any substance which may adversely affect the performance of the sealant before the application process begins. Thoroughly apply sealant to all joints, seams, miters, voids, tops, sides and bottoms of interior trim, tops, sides and bottoms of exterior bands, corners and junctures where any dissimilar materials, masonry and non-masonry surfaces (i.e. masonry to wood trim) meet and drywall and non-drywall surfaces (i.e. interior drywall to interior wood trim).</p> <p>Apply a continuous bead to all areas described above, and to all dissimilar materials - masonry to wood trim, metal to wood, etc., and any exposed area where water could enter behind paint film or substrate and cause damage and anywhere that requires a watertight seal. Tool or stipple to match surrounding substrate texture.</p> <p>Caulking, Puttying and Sanding must be done after the primer/sealer coat is applied.</p>	

18.2 Concrete Masonry Units (CMU) Before Hardie Board Siding is Installed

Finish (two coats):
Florida Paints 6460 TropiCrete Flexicon Waterproof Acrylic Coating Smooth
Spread Rate - Apply each coat at no greater than 80-120 square feet per gallon to achieve a minimum dry film thickness of 6.0 mils (12.0 mils wet) and until a solid uniform pinhole free finish is achieved.
Allow a minimum of 4 hours dry time if another coat is to be applied.
<p>Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area.</p> <p>Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish.</p> <p>Spray then back roll with a wet roller.</p>

18.3 New Exterior Cementitious Stucco Surfaces

Primer (one coat):	Finish (one coat):
Florida Paints 3865/66 SunFlex Hi-Build Premium Base Coat Exterior Primer	Florida Paints 1800 Line SunFlex 100% Acrylic High Build Coating.
Spread Rate - Apply at no greater than 141-176 square feet per gallon to achieve a minimum dry film thickness of 4.0-5.0 mils (9.1-11.4 mils wet).	Spread Rate – Apply at no greater than 141-176 square feet per gallon to achieve a minimum dry film thickness of 4.0-5.0 mils (9.1-11.4 mils wet) and until a solid uniform pinhole free finish is achieved.
Allow a minimum of 4 hours dry time or overnight before applying finish coat.	Allow a minimum of 4 hours cure time if another coat is to be applied.
Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area. Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish. Spray then back roll with a wet roller.	

18.4 New Exterior Hardie Board Siding

Primer (one coat):	Finish (one coat):
Florida Paints 3865/66 SunFlex Hi-Build Premium Base Coat Exterior Primer	Florida Paints 1800 Line SunFlex 100% Acrylic High Build Coating.
Spread Rate - Apply at no greater than 135 square feet per gallon to achieve a minimum dry film thickness of 3.5 mils (8.1 mils wet).	Spread Rate – Apply at no greater than 190 square feet per gallon to achieve a minimum dry film thickness of 3.5 mils (8.1 mils wet) and until a solid uniform pinhole free finish is achieved.
Allow a minimum of 4 hours dry time or overnight before applying finish coat.	Allow a minimum of 4 hours cure time if another coat is to be applied.
Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area. Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish. Spray then back roll with a wet roller.	

18.5 New Exterior Non-Ferrous Galvanized Metal (Garage Doors)

Primer (one coat):	Finish (one coat):
Florida Paints 3300 Legacy UltraPrime All Purpose 100% Acrylic Primer	Florida Paints 1800 Line SunFlex 100% Acrylic High Build Matte Coating
Spread Rate - Apply at no greater than 350 square feet per gallon to achieve a minimum dry film thickness of 1.7 mils (4.6 mils wet).	Spread Rate – Apply at no greater than 200 square feet per gallon to achieve a minimum dry film thickness of 3.5 mils (8.0 mils wet) per coat and until a solid uniform pinhole free finish is achieved.
Allow 4 - 6 hours dry time before applying finish coat or overnight dry, depending on conditions.	Allow 6 - 8 hours dry time before applying another coat or overnight dry, depending on conditions.
Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area. Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish. Spray then back roll with a wet roller.	

18.6 New Exterior Soffit Board Drywall Ceiling

Primer (one coat):	Finish (one coat):
Florida Paints 3850 SunFlex Masonry & Concrete Primer Exterior	Florida Paints 1800 Line SunFlex 100% Acrylic High Build Coating.
Spread Rate - Apply at no greater than 250-300 square feet per gallon to achieve a minimum dry film thickness of 2.0-2.4 mils (5.3-6.4 mils wet)	Spread Rate – Apply at no greater than 200 square feet per gallon to achieve a minimum dry film thickness of 3.5 mils (8.0 mils wet) per coat and until a solid uniform pinhole free finish is achieved.
Allow a minimum of 4 hours dry time or overnight before applying finish coat.	Allow a minimum of 4 hours cure time if another coat is to be applied.
Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area. Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish. Apply in a crosshatch pattern, first coat up and down and second coat left to right.	

18.7 New Exterior Metal and Fiberglass Doors

Primer (one coat):	Finish (one coat):
Florida Paints 1130 Legacy Premium Exterior 100% Acrylic Wall & Trim Semi-Gloss Paint	Florida Paints 1130 Legacy Premium Exterior 100% Acrylic Wall & Trim Semi-Gloss Paint
Spread Rate – Apply at 370 square feet per gallon to achieve a minimum dry film thickness of 1.6 mils (4.3 mils wet).	Spread Rate – Apply at 370 square feet per gallon to achieve a minimum dry film thickness of 1.6 mils (4.3 mils wet) and until a solid uniform finish is achieved.
Allow 4 - 6 hours dry time before applying finish coat or overnight dry, depending on conditions.	Allow a minimum of 4 hours cure time if another coat is to be applied.
<p>Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area. Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish.</p>	

19| New Interior Paint Schedule

19.1 New Interior Sealant

Primer (one coat):	Sealant:
As specified below per substrate.	Florida Paints SunGun Siliconized Acrylic Caulk
Spread Rate – See below sections for each substrate.	Tooling time: 15 minutes.
Dry time - See below sections for each substrate	Tack Free time: 60 Minutes. At standard conditions paint can be applied after 4 – 6 hours.
<p>Determine that surface is clean and free of foreign material, mildew, moisture, dirt, sanding dust, ceiling texture or any substance which may adversely affect the performance of the sealant before the application process begins. Thoroughly apply sealant to all joints, seams, miters, voids, tops, sides and bottoms of interior trim, tops, sides and bottoms of exterior bands, corners and junctures where any dissimilar materials, masonry and non-masonry surfaces (i.e. masonry to wood trim) meet and drywall and non-drywall surfaces (i.e. interior drywall to interior wood trim).</p> <p>Apply a continuous bead to all areas described above, and to all dissimilar materials - masonry to wood trim, metal to wood, etc., and any exposed area where water could enter behind paint film or substrate and cause damage and anywhere that requires a watertight seal. Tool or stipple to match surrounding substrate texture.</p> <p>Caulking, Puttying and Sanding must be done after the primer coat is applied.</p>	

19.2 New Interior Drywall

Primer (one coat):	Finish (one coat):
Florida Paints 2700 Pro-Edge Interior Latex Flat Wall Paint	Florida Paints 2700 Pro-Edge Interior Latex Flat Wall Paint
Spread Rate – Apply at no greater than 300 square feet per gallon to achieve a minimum dry film thickness of 1.5 mils (5.4 mils wet).	Spread Rate – Apply at no greater than 300 square feet per gallon to achieve a minimum dry film thickness of 1.5 mils (5.4 mils wet) and until a solid uniform pinhole free finish is achieved.
Allow 4 - 6 hours dry time before applying finish coat or overnight dry, depending on conditions.	Allow a minimum of 4 hours cure time if another coat is to be applied.
<p>Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area. Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish.</p>	

Spray then back roll with a wet roller.

19.3 New Interior Drywall – Wet Areas

Primer (one coat):	Finish (one coat):
Florida Paints 2700 Pro-Edge Interior Latex Flat Wall Paint	Florida Paints 2410 SunWall Interior Latex Eggshell Wall Paint
Spread Rate – Apply at no greater than 300 square feet per gallon to achieve a minimum dry film thickness of 1.5 mils (5.4 mils wet).	Spread Rate – Apply at no greater than 390 square feet per gallon to achieve a minimum dry film thickness of 1.5 mils (4.2 mils wet) and until a solid uniform pinhole free finish is achieved.
Allow 4 - 6 hours dry time before applying finish coat or overnight dry, depending on conditions.	Allow a minimum of 4 hours cure time if another coat is to be applied.
Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area. Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish. Spray then back roll with a wet roller.	

19.4 New Interior Drywall - Ceilings

Primer (one coat):	Finish (one coat):
Florida Paints 2800 Quik-Kote Interior Latex Flat Wall Paint	Florida Paints 2800 Quik-Kote Interior Latex Flat Wall Paint
Spread Rate – Apply at no greater than 335 square feet per gallon to achieve a minimum dry film thickness of 1.2 mils (4.8 mils wet).	Spread Rate – Apply at no greater than 335 square feet per gallon to achieve a minimum dry film thickness of 1.2 mils (4.8 mils wet) and until a solid uniform pinhole free finish is achieved.
Allow 4 - 6 hours dry time before applying finish coat or overnight dry, depending on conditions.	Allow a minimum of 4 hours dry time if another coat is to be applied.
Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area. Apply material by working the material into the pores of the substrate to ensure proper adhesion. When applying by airless spray, it is required to back roll the surface area so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish. Apply in a crosshatch pattern, first coat up and down and second coat left to right.	



19.5 New Interior Wood Doors and Trim

Primer (one coat):	Finish (one coat):
Florida Paints 2700 Pro-Edge Interior Latex Flat Wall Paint	Florida Paints 2230 SunHide Interior High Hiding Semi-Gloss Wall Paint
Spread Rate – Apply at no greater than 300 square feet per gallon to achieve a minimum dry film thickness of 1.5 mils (5.4 mils wet).	Spread Rate – Apply at no greater than 360 square feet per gallon to achieve a minimum dry film thickness of 1.4 mils (4.5 mils wet) and until a solid uniform and pinhole free finish is achieved.
Allow 4 - 6 hours dry time before applying finish coat or overnight dry, depending on conditions.	Allow a minimum of 4 hours dry time if another coat is to be applied.
Coverage depends on the type of application, texture and the porosity of the surface to be painted. Maintain a wet edge by spraying/brushing/rolling into the previously applied area.	