

PAINTING SPECIFICATION

This specification shall become part of the painting contract for all houses on the attached list, and the basis for acceptance of the work. The work shall include painting all wood parts of the house, including deck surfaces and doors if the color and materials are the same as those used for the siding and trim – but if not the same color and materials, the cost of painting the deck surfaces and doors are the responsibility of the homeowner; and window wells and railings. In addition, paint all satellite dishes (except the receiver mechanism) the same color as the house. The contractor may begin anytime, weather permitting. All work shall be completed by October 31st.

1. Houses shall be power washed prior to painting to remove all dirt and old paint scale. The surface shall be allowed to completely dry before paint is applied.
2. Any bare spots caused by power washing or general wear shall be primed before the new topcoat is applied.
3. Caulk around windows, doors and trim where the trim meets the horizontal siding and wherever else required. Caulk along the window glass where it meets the lower window frame.
4. Protruding nails shall be removed and replaced with spiral galvanized nails.
5. All areas not to be painted are to be protected from over-spray and drips or splashes, i.e., windows, sidewalks, decks, furniture, shrubs and bushes, etc. All spilled paint or over-spray mistakes shall be cleaned up immediately. Special care shall be taken with flower beds and shrubs.
6. Paint material shall be applied by spray, brush or roller as the job requires. When spraying, the contractor shall be certain the homeowner is advised, so windows or doors can be closed.
7. Paint material shall be a “Kwall” formula developed for The Park.
8. Trash shall be cleaned up and disposed of daily. Ladders, paint cans, tarps and other working equipment and materials, shall be carefully collected and concealed after each day’s work.
9. The contractor shall notify the homeowner one week in advance of the work being started.
10. Damaged siding, or trim, etc., requiring replacement or repair prior to painting, shall be noted in your painting quotation. The Park Maintenance Supervisor will arrange separately for this work, which is the responsibility of the homeowner.
11. Paint mail box wooden supports the same color of the wood siding, and the mail box black.