BUSINESS PROFILE

General Contractor

DESERT STAR ROOFING SYSTEMS

Share

(480) 575-9775

This business is **NOT BBB Accredited**. Find BBB Accredited Businesses in General Contractor.

About Reviews Complaints

This business has 1 alert

Licensing

Overview

Own this business?

DESERT STAR ROOFING SYSTEMS
PO Box 71327
Phoenix, AZ 85050-1006

BBB Accreditation & Rating

DESERT STAR ROOFING SYSTEMS is NOT a BBB Accredited Business.

To become accredited, a business must agree to BBB Standards for Trust and pass BBB's vetting process.

Why choose a BBB Accredited Business?

BBB Rating

F

Reasons for rating

- Failure to have a required competency license

How are BBB ratings calculated?

Business Details

Local BBB:
BBB Serving the Pacific Southwest, Central & Inland California

BBB File Opened: 6/3/2003

Business Management:
Mr. Nicholas Appleby, Manager
Ms. Susan Appleby, Manager

Additional Contact Information

Principal Contacts
Mr. Nicholas Appleby, Manager

Customer Contacts
Mr. Nicholas Appleby, Manager

Licensing information

This business is in an industry that may require professional licensing, bonding or registration. BBB encourages you to check with the appropriate agency to be certain any requirements are currently being met.

Additional Information

Other Resources
Arizona Registrar of Contractors (ROC)
1700 W. Washington Street, Ste. 105
Phoenix AZ 85007
Phone Number: (602) 542-1525
Fax Number: (602) 542-1599
http://www.azroc.gov

Business Categories
General Contractor

Industry Tip

BBB Tip: Hire a reliable and trustworthy contractor

More Resources

BBB Reports On: Known Marketplace Practices →

Overview of Ratings →

Featured Content

Voting Question: **New Spa Heater (Electric, Propane or Hybrid)**

Motion: Shall the Board vote to purchase a new electric, hybrid or propane heater for the spa if we have an excess in the budget to cover the expense?

Reasoning:

The spa heater is due to be replaced this year according to our old reserve study. It is becoming difficult to light and went out a few times this year. The cost of propane fluctuates. If we went electric, we could then go on a level electric plan with APS to spread the cost over the year. We would use the current heater until the propane runs out, but pre-order an electric version to have ready for installation after the propane tank is empty. A hybrid would use electricity to keep a constant temperature and then propane to do temporary heating. Also a new thicker spa cover needs to be order for more efficient heat preservation.

Note:

Please review the above motion thoroughly. There will be an opportunity to amend or make other recommendations prior to the vote. Any amendments to the original document will be read back to the assembled for accuracy, then the amended document will be voted on first by the assembled HOA members to make their position clear to the Board, then the Board will vote to pass or fail.

ATTACHMENTS: 1

FOR YOUR RECORDS:

YOUR OPINION: _____ YES _____ NO

LESLIES POOL SUPPLY:

Hot Tub Heaters: Gas vs. Electric

In the old days, all hot tub heaters were gas-fired heaters. Or small pool heaters, specifically. Most hot tubs were not kept hot all the time, and they were not covered with a thick, insulated cover or spa top. Instead, they were heated up on demand.

When portable spas came on the market in the late 70s, manufacturers were looking for a way to market a plug-and-play appliance that could be easily installed without too much hassle. The spa pack was born - an integrated electric heater and controller system.

Nowadays, most spas and hot tubs are heated with an electric heating element, which is tucked into a stainless steel tube. Gas heat is always an option, however...so which is better? Today, they fight to the finish - ***Gas Spa Heaters vs. Electric Spa Heaters!***

GAS SPA HEATERS

Gas spa heaters, such as the Pentair MasterTemp or the Raypak 106A, are powered by either propane or natural gas. They can be used for inground spas, free-standing wooden hot tubs, or even for portable spas if installed *outside* of the spa cabinet. A gas line is connected to the heater by a gas contractor to provide a constant supply of fuel, which is ignited by spark ignition.

PROS: Gas spa heaters do have some benefits, including:

1. **Low Operation Cost:** Natural gas has become less expensive in recent years. Propane gas is more costly, but produces slightly more BTU's than natural gas.
2. **Fast Heating:** Gas heaters are the clear winners when it comes to the speed of heating. A gas spa heater can add 1-2° per minute, whereas an electric heater may take an hour to add a few degrees. This lets you keep the spa at a lower resting temp, and heat it up quickly as needed.
3. **Overcomes Obstacles:** For large spas over 700 gallons, or for poorly insulated spas or wooden hot tubs that are used year-round in freezing climates, electric spa heaters can cost a small fortune to operate when compared to gas heat.

CONS: Gas spa heaters have a downside (like most everything), including:

1. **Higher Initial Cost:** A gas spa heater costs about $1,000 alone. In addition, it needs to have a gas line connected to the natural gas meter (or the propane tank). Costs for a buried gas line vary based on the distance of the meter to the heater, and this added cost can sometimes exceed the price of the heater itself.
2. **They're Gas:** Accidents with gas spa heaters rarely ever happen, but it is a possibility. If you're concerned about the safety of gas appliances, you should consider the associated risks, which include gas leaks and carbon monoxide exhaust.

3. **External Installation:** Not that they are ugly, but you can't exactly tuck a gas heater underneath a portable spa. It needs to sit outside in the open air, with access to fresh air and clear sky above for the exhaust.

ELECTRIC SPA HEATERS

Electric spa heaters are sometimes called flow-thru heaters, which are basically a long electric heating element inside of a stainless steel tube. Union connectors on the end make it easy to access the element inside the slim, compact tube. Attached to the tube are temperature sensors, high limit and pressure switches to monitor temp and water flow.

PROS: Electric spa heaters have their own benefits, including:

1. **Low Operation Cost:** If your spa is located in a mild climate, is well insulated and has a good spa cover, using electric spa heaters is usually less expensive to operate than gas heaters. That is, of course, unless you live in an area with expensive utilities.
2. **Low Initial Cost:** Electric spa heaters cost much less to purchase than gas heaters - usually in the $100-$300 range. Also, there's no gas line to run. Most spa heaters or spa packs are powered by 240 volts from a 60 amp GFCI circuit breaker.
3. **Low Repair Costs:** Electric spa heaters are simple devices, and repairs usually cost less than $100. Gas heaters are much more complicated by design, and repair expenses are much more costly.

CONS: Electric spa heaters are also not perfect. Here's some common complaints:

1. **Slow to Heat:** The best you can hope for is 2-3° per hour on a small, well insulated spa with a 5.5 or 11 kw element(s). Cold outside temperatures and high winds can reduce heat gain to just 1° per hour on spas with smaller 4 or 5.5 kw elements, and smaller 1.5 kw heaters may not be able to keep up.
2. **They're Electric:** We all know that water and electricity don't mix, but spa heaters are protected by a GFCI and several safety components to prevent overheating and electric shock. However, accidents can still happen with 240 volts.
3. **Higher Operational Costs:** This is always a possibility, depending on circumstances. If your electrical costs are greater than 25¢ per kw, you'll reach a tipping point where it costs more to heat with electric spa heaters than with a gas spa heater. Especially for spas or hot tubs with poor insulation located in cold Northern climates, you will find it more expensive to maintain hot water during winter.

BOTTOM LINE: For most people, myself included, an electric spa heater is simpler and cheaper, both in the short run and the long run. For those who live in much colder regions than Southern California, however, a small gas heater may be a better choice. It may also be a smarter investment for low use spas, which can be maintained at 85°, and cranked up to 104° in just a half hour.

COST COMPARISON: If you want to figure out the cost comparison between gas and electric, it takes 8.34 BTUs to raise one gallon of water one degree Fahrenheit. Assume that heat loss is constant in both cases (although it does increase during colder months), and know that gas heaters are only 80% efficient, while electric heaters are nearly 100% efficient. Then you can compare your cost of gas (in therms) and electricity (in Kilowatts) to produce your own analysis.

There doesn't seem to be a clear winner in this contest! In the end, it really comes down to what will work best for you and your hot tub or spa. Both types have their fair share of pros and cons when it comes to purchase price, operating costs, installation and frequency of use.

GECKO HEATING SYSTEMS:

When it comes to creating the perfect relaxation haven in your backyard with an ImmerSpa inground hot tub or pool, choosing the right heating system is crucial. While the Gecko Electric Heat unit comes as a standard inclusion, ImmerSpa offers a range of heating options to cater to different preferences and needs. Let's delve into the various heating systems available and the unique features and benefits they bring to your aquatic oasis.

Gecko Electric Heat Unit:

ImmerSpa's standard heating option, the Gecko Electric Heat unit, ensures consistent and efficient heating for your hot tub or pool. This electric heating system is user-friendly, allowing you to set and maintain your desired water temperature with ease. It's an excellent choice for those seeking simplicity and reliability, ensuring a soothing and rejuvenating experience every time you take a dip.

Premium Gas Pool Heaters (Natural Gas or Propane):

For those who prioritize rapid heating and prefer a gas-powered solution, ImmerSpa offers premium gas pool heaters. Available in both natural gas and propane options, these heaters provide quick and efficient heating, allowing you to enjoy your hot tub or pool sooner. The precise temperature control and fast heating capabilities make gas heaters an ideal choice for colder climates or anyone looking to enjoy spontaneous aquatic relaxation.

Heat Pumps:

If energy efficiency is a top priority, heat pumps offer a smart solution for heating your ImmerSpa hot tub or pool. These pumps work by extracting heat from the surrounding air, making them an eco-friendly and cost-effective option. Heat pumps

are known for their consistent heating performance and long-term savings on energy bills. They are an excellent choice for those who want to extend their swimming or soaking season without compromising on environmental responsibility.

Benefits of Each Heating System:

Electric Heating: User-friendly, consistent heating, suitable for moderate climates.
Gas Heating: Fast and efficient heating, ideal for colder climates and spontaneous use.
Propane Heating: Offers flexibility in areas without access to natural gas lines.
Heat Pumps: Energy-efficient, environmentally friendly, and cost-effective heating.

When it comes to enjoying the soothing waters of your ImmerSpa inground hot tub or pool, the choice of heating system plays a crucial role in your overall experience. Whether you prioritize convenience, rapid heating, or energy efficiency, ImmerSpa offers a range of heating options to meet your needs. Consider the features and benefits of each system, taking into account your climate, desired usage, and budget. With ImmerSpa's diverse heating solutions, you can create a warm and inviting year round oasis tailored to your preferences.

Distributed for 4-20-24 + 7-20-24 Meetings

SANDPIPER HOA COMMON FINANCIAL RESPONSIBILITIES:

The HOA owns the following items and is charged with maintaining, repairing, and replacing them (in brief):

Roofs

Exterior Stucco & Trim

Streets

Sewer System

Pool Complex

Parking Areas

Trash Area

Street Lighting

All Common Areas/Landscaping

Our Reserve Study done in 2006 recommended that we have by 2024: $522,555.00 in our Reserve Account to pay for the items listed above over time. We currently have $62,000.00 in our Reserve Account.

The original construction of this community was completed in 1982 and the units were rented out as apartments until 2003. The units were sold in 2003 and the Association was turned over to a homeowner controlled board in January 2004.

The January 2004 Reserve Fund Balance was $18,343.41

In 2006, the reserve study recommended monthly dues of $601.00 per unit to fund and maintain the Reserve Account. It also recommended an annual dues increase of 3% to keep up with inflation and the anticipated rising costs of work & materials. The reserve study recommended that the association place $23,000.00 per month into the reserve account for anticipated maintenance, repairs and replacements of community assets to be used on a regularly scheduled basis through the years. Each year has an amount of expected expenditures and which item are due to be maintained, repaired or replaced.

Our current budget is set at a monthly contribution of $2100.00, for a yearly total of just over $25,000.00. At our current rate, we will reach $525,000.00 in 18.5 years. Until that time, we will all need to figure out how we are going to pay for maintaining, repairing, and replacing the above items to maintain insurance compliance and the value of our homes and community.

DISTINGUISHED
DISTINGUISHED

App Version: 2.08212

Broker Contact Details					
Brokerage Name:	NFP			Broker Contact Name:	Lisa Sipe
Address:	1330 S. Rainbow Blvd Ste 103			Does your brokerage control the account?	No
City:	Las Vegas				
State:	NV	Zip Code:	89146		

Insured Contact and Management Details			
Insured Name:	Sandpiper Resort Owners Association, Inc	Inspection Contact Name:	Audrey Von Zubern
Insured Mailing Address:	8692 Navajo Lane	Inspection Contact Phone Number:	714-308-0427
	8625 Riverside Dr Box 74	Inspection Contact E-mail:	precon2@sbcglobal.net
City:	Parker		
State:	AZ		
Zip Code:	85344		

Is an independent property management firm utilized?	Yes
Property Management Firm Name (if applicable):	Parker Management
Number of Association Employees (if any):	0
Does the association or property management firm hire independent contractors?	Yes
Is snow clearance of common areas the responsibility of the Association or is it contracted to a 3rd party?	Association Does Not Have a Plan
Is street or road maintenance the responsibility of the association or contracted to a 3rd party?	3rd Party Contractor
Does the Association use security personnel or contract it via a 3rd party?	No
Do employees or volunteers use personal autos on behalf of the association, either on a weekly or daily basis?	No

Association & Amenity Information			
Insured Physical Address:	8625 Riverside Drive	Proposed Effective Date:	6/1/2023
City:	Parker	Proposed Expiration Date:	6/1/2024
State:	AZ	Need By Date:	5/18/2023
County:	La Paz	Expiring Carrier:	Farmers
Zip Code:	85344		

Association Type:	Residential Condominium	1st Construction Completed:	1984
*Number of Habitational Buildings Association Must Insure:	7	Total Number of Pools, Spas, and/or Saunas:	1
*Number of Amenity, Services, or Commercial Buildings:	0	Is there a restaurant on premises?	No
*Is any space leased to a commercial or professional tenant?	No	Is there a clubhouse?	No
Are there any bodies of water such as lakes, ponds, retention basins, canals, lagoons or rivers on or next to the premises?			No

*Supplemental applications are required when Association is responsible for habitational structures or has commercial occupancies.

Total Number of Units:	38	Average Market Value of a Unit:	$240,000
Is the Association fully built-out?	Yes	Total Unit Count Expected When Complete:	38
Units Owned by the Association:	0	Units Owned by developer/sponsor:	0
Number of units rented (annual basis):	11	Units Owned by financial institution:	0

The following buildings / exposures / amenities / claims history are either not eligible or eligible:

Associations that offer the following amenities, services, activities or can otherwise be described as the following are ineligible risks:

A. Associations where more than 50% of units are rented on an annual basis.
B. Associations that allow unit owners to sublease for less than 12 months.
C. Associations where the property management firm's employees perform any maintenance or service work on property that is owned by unit owners, or on behalf of individual unit owners.
D. Associations where public or non-owner pool access of any kind is offered, including events.
E. Associations with pools featuring diving board(s) and/or water slide(s).
F. Associations that permit Sponsored Athletic teams, such as swim teams are permitted pool access.
G. Associations with tanning beds or tanning salons that are owned, operated or maintained by the insured.
H. Associations with Passenger Transportation Services, whether provided by the insured or contracted out to a third party.
I. Associations that permit the use of ATV's and recreational vehicles including golf carts used to transport residents.
J. Associations that permit hunting, archery, indoor, outdoor trap and skeet shooting ranges.
K. Associations with armed guard (no exceptions for Courtesy Officers) and/or guard dog services of any kind.
L. Association-provided stable or equestrian amenities.
M. Association-provided ski areas including skiing activities, water skiing and water ski jets.
N. Association-provided and/or owned day care, in-home daycare, medical and nursing operations of any kind.
O. Association-owned and/or operated golf courses.
P. Associations with Aircraft and Aviation exposures, airports, and/or landing strips of any kind.

Associations with Buildings and/or Property that have the following features are not eligible:

Q. Buildings with an effective age over 20 years that have not had the roof, HVAC, plumbing, and electrical systems updated. Effective age means the last complete renovation or replacement of the above components.
R. Habitational buildings with occupancy of less than 75% of total units, unless new construction or gut rehabbed within one year of the proposed effective date of coverage. A certificate of occupancy must be issued prior to the effective date of coverage. No single individual buildings can be completely vacant.
S. Buildings or garages with man lifts.
T. Buildings with common areas that exceed 3 stories in height.
U. Common areas, buildings, or individual units with any identified construction defects.
V. Common areas, buildings, or individual units with polybutylene or galvanized plumbing.
W. Common areas, buildings, or individual units with electric systems featuring fuse panels or that otherwise utilize fuses and/or electric systems utilizing knob and tube wiring. Federal Pacific Stab Lok circuit breakers and panels are ineligible.

→ Replaced in 2021

Tile roofs are a popular choice in Arizona due to their resistance to heat and sun damage. The average lifespan of a tile roof in Arizona is **40-50 years**[1234]. However, the lifespan of a tile roof can vary depending on several factors such as the quality of the tile materials, the installation craftsmanship, the level of maintenance, and the specific climate conditions in different regions of Arizona[134]. It's important to note that the underlayment needs to be replaced every ten to twenty years[1].

Estimate 1383 from AZ Coast Roofing LLC

From: AZ Coast Roofing LLC - AZ ROC# 334252 (quickbooks@notification.intuit.com)

To: precon2@sbcglobal.net

Date: Wednesday, October 4, 2023 at 03:45 PM PDT

Dear Audrey Von Zabern,

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Have a great day,
AZ Coast Roofing LLC

---------- Estimate ----------

PO Box 3103
Lake Havasu City, AZ 86405 US

Estimate #: 1383
Date: 09/26/2023
Exp. Date:
$215,640.12

Address:

Audrey Von Zabern
Sandpiper Resort
8625 Riverside Dr
Parker AZ

Ship To:

Audrey Von Zabern

Date	Activity	Description	Qty	Rate	Amount
09/26/2023	Tile R&R	Remove existing tile Tear off tile underlayment and sticks Roof with 1 modified tile underlayment Relay existing roof tile All tile accessories as needed.	38	5,674.74	215,640.12T

09/26/2023 repairs	based off of 38 units replace damaged facia with new primed & painted boards at $5.00 per lineal foot	1	0.00	0.00T

SubTotal:	$215,640.12
Tax:	$0.00
Total:	$215,640.12

Estimate_1383_from_AZ_Coast_Roofing_LLC__AZ_ROC_334252.pdf
47.8kB

Fw: Keefer's Roofing LLC

From: sandpipermanager@yahoo.com (sandpipermanager@yahoo.com)

To: precon2@sbcglobal.net; laura@hometaxprep.com; karlcope@mac.com

Date: Tuesday, December 19, 2023 at 11:14 AM PST

From: kevin keefer <keeferroofing@gmail.com>
Sent: Tuesday, December 19, 2023 11:08 AM
Subject: Keefer's Roofing LLC

Proposal/Contractors Invoice

Keefer's Roofing L.L.C & Seamless Gutters
ROC# 198780 CR-42 / ROC# 315850 CR-45
Office (928) 649-3779 / Kevin (928) 593-9200
4407 Caughran Rd
Camp Verde, AZ
86322

Attn: Brant Looney
928/662-8344
Sandpiper Resort HOA
8625 Riverside Dr.
Parker AZ 85344

38 Unit's =

Lift all the tile and install a high temperature peel and stick underlayment. Prep all decks to reinstall tile flash around all penetrations through the roof properly. All 1"x4" on eave to be fixed or replaced and painted. Remove all our waste and trash from the job.

5 Year Company Warranty

Two hundred twenty eight thousand and 00/100's---$228,000.00

Thank you,

Terri Keefer
(Please reply email was received)

Freedom Roofing and Restoration, LLC ROC #318758 ROC #331324
30358 US HWY 60 89 STE A/B
Wickenburg, AZ 85390

Phone: 928-684-9012

Company Representative
Josh Johnson
Phone: (623) 256-4434
josh.freedomrandr@gmail.com

Sand Piper Resort Underlayment Estimate

11/08/2023

Brant Looney
8625 Riverside Drive
Parker, AZ 85344
(928) 662-8344

Job: 1706: Brant Looney

Roofing Section

*Remove existing tile to expose underlayment on 7 building complexes totaling approximately 43000sqft.
*Replace existing underlayment with new UDL 50 synthetic underlayment which has a 50 yr. manufacturer warranty on all buildings.
*Replace 1x2 batten boards with new.
*Install new drip edge and bird stop at eves.
*Replace all pipe flashing and paint to match tile color.
*Install new hip and ridge enclosures.
*Reset and fasten all tile.
*Remove broken tile and replace with like kind. Note: (Replacement tile may not be an exact match due to manufacturer discontinuing color and or style.)
*Install new mortar packs.
*Seal mortar packs.
*Remove all construction debris from property.
*Crews will maintain safety requirement at all times during the construction process.
*Freedom Roofing and Restoration will guarantee workmanship on underlayment replacement for 10 years.
Note: (The roof system on your home is a major component. The reroof process produces large amounts of construction debris and mess. We will do everything possible to contain the debris during the build process.)
Note: (Estimate is valid 20 days from date above due to unstable material cost.)

$175,013.31

TOTAL $175,013.31

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

Customer Signature _____ Date _____

SHERWIN-WILLIAMS.

Paint Schedule/Specification

Project: SandPiper HOA
8625 Riverside Dr, Parker, AZ, 85334

Customer: SANDPIPER HOA
8625 Riverside dr, Parker, AZ, 85334

Dear SANDPIPER HOA:

Thank you for considering Sherwin-Williams products for the SandPiper HOA project. Included in this package is the Sherwin-Williams submittal for the above referenced project.

Should you require assistance or have any questions or concerns, please contact me at or e-mail me at Mark.Gones@sherwin.com.

I would give the contractor an opportunity to ensure their bid has this many coats and products. Allow them to requote if need to to accommodate the spec'd out products.

Mark Gones
SALES- Sales Representative PC Multi- Segment

928-940-3217
Mark.Gones@sherwin.com

SHERWIN-WILLIAMS
609 N LAKE HAVASU AVE, LAKE HAVASU CITY, AZ 86403 3657

Exterior Finishes

Stucco

First Coat: A80W03151 - SuperPaint® Exterior Latex Flat Extra White
Notes: 350-400 Sq Ft per Gallon. @4 mills wet. 1.8 Mills Dry

Second Coat: A80W03151 - SuperPaint® Exterior Latex Flat Extra White
Notes: 350-400 Sq Ft per Gallon. @4 mills wet. 1.8 Mills Dry

Wood - Exterior

Prime Coat: B51T00600 - Prime Rx Peel Bonding Primer Clear
- Secondary Location: Wood Facia
Notes: Facia is peeling. Scrape and use this product to prevent wood from peeling. 220-250 Sq ft per gallon. @8 Mills Wet, 3.5 Mills dry

First Coat: A80W03151 - SuperPaint® Exterior Latex Flat Extra White
- Secondary Location: Wood Facia
Notes: 350 sq dt -400 sq ft per gallon. @4 Mills wet, 1.8 Mills Dry

Second Coat: A80W03151 - SuperPaint® Exterior Latex Flat Extra White
Notes: 350-400 Sq Ft per Gallon. @4 mills wet. 1.8 Mills Dry

Metal Railings

Spot Prime: B66W01310 - PI PROCRYL PR OF W
Notes: Used as Spot Prime or Full prime on metal. Apply @5-0 Mills Wet, 1.9-3.8 mills dry

First Coat: B53W05151 - PI WB ALK UR SG EW
Notes: 320-400 sq ft per gallon. Apply @ 4-5 Mills wet, dry 1.3-1.7 mills.

Second Coat: B53W05151 - PI WB ALK UR SG EW
Notes: 320-400 sq ft per gallon. Apply @ 4-5 Mills wet, dry 1.3-1.7 mills.

Basic Surface Preparation

Coating performance is directly affected by surface preparation. Coating integrity and service life will be reduced because of improperly prepared surfaces. As high as 80% of all coating failures can be directly attributed to inadequate surface preparation that affects coating adhesion. Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.

The majority of paintable surfaces are concrete, ferrous metal, galvanizing, wood and aluminum. They all require protection to keep them from deteriorating in aggressive environments. Selection of the proper method for surface preparation depends on the substrate, the environment, the coating selected, and the expected service life of the coating system. Economics, surface contamination, and the effect on the substrate will also influence the selection of surface preparation methods. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Verify the existence of lead based paints on the project. Buildings constructed after 1978 are less likely to contain lead based paints. If lead based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting and all applicable state and local regulations. State and local regulations may be more strict than those set under the federal regulations. Verify that Owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings. Concluding that no lead based paints were found on project site, delete paragraph regarding lead based paints.

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.

No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless the products to be used are designed to be used in those environments.

Aluminum – S-W 1: Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP1, Solvent Cleaning.

Block (Cinder and Concrete) – S-W 3: Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement, and hardeners. Concrete and mortar must be cured at least 28 days at 75°F. The pH of the surface should be between 6 and 9. On tilt-up and poured-in-place concrete, commercial detergents and abrasive blasting may be necessary to prepare the surface. Fill bug holes, air pockets, and other voids with a cement patching compound (per ASTMD4261).

Brick – S-W 4: Must be free of dirt, loose and excess mortar, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner.

Concrete and Masonry – Concrete, Poured – Exterior or Interior– S-W 5: The preparation of new concrete surfaces is as important as the surface preparation of steel. The following precautions will help assure maximum performance of the coating system and satisfactory coating adhesion:

1. Cure – Concrete must be cured prior to coating. Cured is generally defined as concrete poured and aged at a material temperature of at least 75°F for at least 28 days unless specified products are designed for earlier application.

2. Moisture – Reference ASTM F1869-98 Moisture Test by use of Calcium Chloride or ASTM D4263 Plastic Sheet Method Concrete must be free from moisture as much as possible (it seldom falls below 15%). Vapor pressures, temperature, humidity, differentials, and hydrostatic pressures can cause coatings to prematurely fail. The source of moisture, if present, must be located, and the cause corrected prior to coating.

3. Temperature – Air, surface and material temperatures must be in keeping with requirements for the selected product during and after coating application, until coating is cured.

4. Contamination – Remove all grease, dirt, paint, oil, laitance, efflorescence, loose mortar, and cement by the recommendations listed in the surface preparation section.

5. Surface Condition – Hollow areas, bug holes, voids, honeycombs, fin form marks, and all protrusions or rough edges are to be ground or stoned to provide a continuous surface of suitable texture for proper adhesion of the coating. Imperfections may require filling, as specified, with a recommended Sherwin-Williams product.

6. Concrete Treatment – Hardeners, sealers, form release agents, curing compounds, and other concrete treatments should be removed to ensure adequate coating adhesion and performance.

Methods of Surface Preparation on Concrete per SSPC-SP13/NACE 6 or ICRI 03732 Surface Cleaning Methods:
Vacuum cleaning, air blast cleaning, and water cleaning per ASTM D4258.
Used to remove dirt, loose material, and/or dust from concrete.
Detergent water cleaning and steam cleaning per ASTM D4258.
Used to remove oils and grease from concrete. Prior to abrasive cleaning, and after abrasive cleaning, surfaces should be cleaned by one of the methods described above.

Mechanical Surface Preparation Methods:
Dry abrasive blasting, wet abrasive blasting, vacuum assisted abrasive blasting, and centrifugal shot abrasive blasting per ASTM D4259. Used to remove contaminants, laitance, and weak concrete, to expose subsurface voids, and to produce a sound concrete surface with adequate profile and surface porosity.
High-pressure water cleaning or water jetting per SSPC-SP12-NACE5.
Used to remove contaminants, laitance, and weak concrete, to expose subsurface voids, and to produce a sound concrete surface with adequate profile and surface porosity.
Impact tool methods per ASTM D4259.
Used to remove existing coatings, laitance, and weak concrete. Methods include scarifying, planing, scabbling, and rotary peening. Impact tools may fracture concrete surfaces or cause microcracking requiring surface repair.
Power tool methods per ASTM D4259.
Used to remove existing coatings, laitance, weak concrete, and protrusions in concrete. Methods include circular grinding, sanding, and wire brushing. These methods may not produce the required surface profile to ensure adequate adhesion of subsequent coatings.

Chemical Surface Preparation Methods:
Acid etching per ASTM D4260. Use to remove some surface contaminants, laitance, and weak concrete, and to provide a surface profile on horizontal concrete surfaces. This method requires complete removal of all reaction products and pH testing to ensure neutralization of the acid. Not recommended for vertical surfaces. Etching with hydrochloric acid shall not be used where corrosion of metal in the concrete is likely to occur. Adequate ventilation and safety equipment required.
1. Clean surface per ASTM D4268
2. Wet surface with clean water
3. Etch with 10-15% muriatic acid solution at the rate of 1 gallon per 75 square feet
4. Scrub with stiff brush
5. Allow sufficient time for scrubbing and until bubbling stops
6. If no bubbling occurs, surface is contaminated. Refer to ASTM D4258 or ASTM D4259
7. Rinse surface two or three times. Remove acid/water each time.
8. Surface should a texture similar to medium grit sandpaper.
9. Neutralize surface with a 3% solution of tri-sodium phosphate and flush with clean water.
10. Allow to dry and check for excess moisture.

Cement Composition Siding/Panels – S-W 6: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Pressure clean, if needed, with a minimum of 2100 psi pressure to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, many times the pH may be 10 or higher.

Composition Board (Hardboard) – S-W 9: Some composition boards may exude a waxy material that must be removed with a solvent prior to coating. Whether factory primed or unprimed, exterior composition board siding (hardboard) must be cleaned thoroughly and primed with an alkyd primer.

Copper – S-W 7: Remove all oil, grease, dirt, oxide and other foreign material by cleaning per SSPC-SP2, Hand Tool Cleaning.

Drywall—Interior and Exterior – S-W 8: Must be clean and dry. All nail heads must be set and spackled. Joints must be taped and covered with a joint compound. Spackled nail heads and tape joints must be sanded smooth and all dust removed prior to painting. Exterior surfaces must be spackled with exterior grade compounds.

Galvanized Metal – S-W 10: Allow to weather a minimum of 6 months prior to coating. Clean per SSPC-SP1 using detergent and water or a degreasing cleaner, then prime as required. When weathering is not possible or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test area, priming as required. Allow the coating to dry at least one week before testing. If adhesion is poor, Brush Blast per SSPC-SP16 is necessary to remove these treatments.

Plaster – S-W 11: Must be allowed to dry thoroughly for at least 30 days before painting. Room must be ventilated while drying; in cold, damp weather, rooms must be heated. Damaged areas must be repaired with an appropriate patching material. Bare plaster must be cured and hard. Textured, soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with clear water and allow to dry.

Steel/Ferrous Metal Substrates

SSPC-SP1- Solvent Cleaning: Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation. Follow manufacturer's safety recommendations when using solvents. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.1. (Refer to each products cleaning instructions. Many acrylic coatings will state; When cleaning the surface per SSPC-SP1, use only an emulsifying industrial detergent, followed by a water rinse. **Do not use hydrocarbon solvents for cleaning.)**

SSPC-SP2 - Hand Tool Cleaning: Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mil scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.2.

SSPC-SP3 - Power Tool Cleaning: Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mil scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.3.

SSPC-SP5 / NACE 1 - White Metal Blast Cleaning: A White Metal Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP5/ NACE No.1.

SSPC-SP6 / NACE 3 - Commercial Blast Cleaning: A Commercial Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 33 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP6/NACE No.3.

SSPC-SP7 / NACE 4 - Brush-Off Blast Cleaning: A Brush-Off Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, loose mill scale, loose rust, and loose paint. Tightly adherent mill scale, rust, and paint may remain on the surface. Mil scale, rust, and coating are considered adherent if they cannot be removed by lifting with a dull putty knife. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP7/NACE No.4.

SSPC-SP10 / NACE 2 - Near-White Blast Cleaning: A Near White Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 5 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP 1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPCSP10/ NACE No.2.

SSPC-SP11 - Power Tool Cleaning to Bare Metal: Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or grease by any of the methods specified in SSPC -SP 1, Solvent Cleaning, or other agreed upon methods. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No.11.

SSPC-SP12 / NACE 5 - Surface Preparation and Cleaning of Metals by Waterjetting Prior to Recoating: High- and Ultra -High Pressure Water Jetting for Steel and Other Hard Materials This standard provides requirements for the use of high- and ultra-high pressure water jetting to achieve various degrees of surface cleanliness. This standard is limited in scope to the use of water only, without the addition of solid particles in the stream. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP12/NACE No.5.

SSPC-SP13 / NACE 6 or ICRI 03732 - Surface Preparation of Concrete: This standard gives requirements for surface preparation of concrete by mechanical, chemical, or thermal methods prior to the application of bonded protective coating or lining systems. The requirements of this standard are applicable to all types of cementitious surfaces including cast-in-place concrete floors and walls, precast slabs, masonry walls and shotcrete surfaces. An acceptable prepared concrete surface should be free of contaminants, laitance, loosely adhering concrete, and dust, and should provide a dry, sound, uniform substrate suitable for the application of protective coating or lining systems. Depending upon the desired finish and system, a block filler may be required. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP13/NACE No.6 or ICRI 03732

SSPC-SP14 / NACE 8 – Industrial Blast Cleaning: This standard gives requirements for industrial blast cleaning of unpainted or painted steel surfaces by the use of abrasives. This joint standard allows defined quantities of mill scale and/or old coating to remain on the surface. An industrial blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, and dirt. Traces of tightly adherent mill scale, rust, and coating residue are permitted to remain on 10% of each unit area of the surface. The traces of mill scale, rust, and coating shall be considered tightly adherent if they cannot be lifted with a dull putty knife. Shadows, streaks, and discolorations caused by stains of rust, stains of mill scale, and stains of previously applied coating may be present on the remainder of the surface.

SSPC-SP16 Brush-Off Blast Cleaning of Coated and Uncoated Galvanized Steel, Stainless Steels, and Non-Ferrous Metals: This standard covers the requirements for brush-off blast cleaning of uncoated or coated metal surfaces other than carbon steel by the use of abrasives. These requirements include visual verification of the end condition of the surface and materials and procedures necessary to achieve and verify the end condition. A brush-off blast cleaned non-ferrous metal surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, metal oxides (corrosion products), and other foreign matter. Intact, tightly adherent coating is permitted to remain. A coating is considered tightly adherent if it cannot be removed by lifting with a dull putty knife.

High- and Ultra-High Pressure Water Jetting for Steel and Other Hard Materials:
SSPC-SP WJ-1/NACE WJ-1: Clean to Bare Substrate (WJ-1) is intended to be similar to the degree of surface cleanliness of SSPC-SP 5/NACE 1, except that stains are permitted to remain on the surface. This standard is used when the objec-tive is to remove every trace of rust and other corrosion products, coating and mill scale.
SSPC-SP WJ-2/NACE WJ-2: Very Thorough Cleaning (WJ-2) is intended to be similar to the degree of surface cleanliness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objec-tive is to remove almost all rust and other corrosion products, coating, and mill scale.
SSPC-SP WJ-3/NACE WJ-3: Thorough Cleaning (WJ-3) is intended to be similar to the degree of surface cleanliness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objective is to remove much of the rust and other corrosion products, coating, and mil scale, leaving tightly adherent thin films.
SSPC-SP WJ-4/NACE WJ-4: Light Cleaning (WJ-4) is intended to be similar to the degree of surface cleanli-ness of SSPC-SP 10/NACE 2, except that tightly adherent material, rather than only stains, is permitted to remain on the surface. This standard is used when the objective is to allow as much of the tightly adherent rust and other corro-sion products, coating, and mill scale to remain as possible, Discoloration of the surface may be present.

Water Blasting NACE Standard RP-01-72: Removal of oil grease dirt, loose rust, loose mill scale, and loose paint by water at pressures of 2,000 to 2,500 psi at a flow of 4 to 14 gallons per minute.

Stucco S-W 22 : Must be clean and free of any loose stucco. If recommended procedures for applying stucco are followed, and normal drying conditions prevail, the surface may be painted in 30 days. The pH of the surface should be between 6 and 9.

Wood—Exterior – S-W 23: Must be clean and dry. Prime and paint as soon as possible. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth. Caulk should be applied after priming.

Wood—Interior – S-W 24: All finishing lumber and flooring must be stored in dry, warm rooms to prevent absorption of moisture, shrinkage, and roughening of the wood. All surfaces must be sanded smooth, with the grain, never across it. Surface blemishes must be corrected and the area cleaned of dust before coating.

Vinyl Siding, Architectural Plastics, PVC & Fiberglass: – S-W 24: Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe® Colors are not used and darker colors lower than an LRV of 56 are, the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Previously Coated Surfaces – S-W 12: Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Glossy surfaces of old paint films must be clean and dull before repainting. Thorough washing with an abrasive cleanser will clean and dull in one operation, or, wash thoroughly and dull by sanding. Spot prime any bare areas with an appropriate primer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system. Check for compatibility by applying a test patch of the recommended coating system, covering at least 2 to 3 square feet. Allow to dry one week before testing adhesion per ASTM D3359. If the coating system is incompatible, complete removal is required per ASTM D4259.

Touch-Up, Maintenance and Repair

For a protective coating system to provide maximum long-term protection, regularly scheduled maintenance is required. Maintenance includes inspection of painted areas, cleaning of surfaces to remove oils, chemicals, and other contaminants, and touch-up of areas where the coatings have been damaged. Highly corrosive areas, such as those subjected to frequent chemical spillage, corrosive fumes, and/or high abrasion or temperature areas should be inspected frequently – every six months, for example. Areas exposed to less severe conditions, such as interiors and exteriors of potable water tanks, may be inspected annually to assess the condition of the coating system.

The SSPC-VIS 2, Standard Method for Evaluating Degree of Rusting on Painted Steel Surfaces, can be used as a guide to determine appropriate touch-up and repairs maintenance schedules. Touch-up would be suggested when the surface resembles Rust Grade 5-S (Spot Rusting), 6-G (General Rusting), or 6-P (Pinpoint Rusting). Surface preparation would generally consist of SSPC-SP2, SP3, SP11, or SP12. Overcoating a well protected, but aged steel surface showing no evidence of rusting, may be achieved by Low Pressure Water Cleaning per SSPC-SP12/WJ4, and applying an appropriate coating system.

Full removal of the existing coating system by abrasive blasting would be recommended when the surface resembles Rust Grade 3-S (Spot Rusting), 4-G (General Rusting), or 4-P (Pinpoint Rusting). When the coating system has deteriorated to encompass approximately 33% of the surface area, it is always more economical to consider full removal and reapplication of the appropriate protective coating system.

Mildew –Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.
Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

SHERWIN-WILLIAMS®

Reference Pages

Data Pages

102.01B

SuperPaint®

Exterior Latex Flat

A80-Series

SHERWIN WILLIAMS.

CHARACTERISTICS

SuperPaint Exterior Latex, with resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F. Formulated with Advanced Resin Technology for outstanding adhesion and hide and offers improved early moisture resistance (1-2 hours).

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon @ 4 mils wet, 1.4 mils dry

Drying Time, @ 50% RH:

	@35-45°F	@45°F+
Touch:	2 Hours	2 Hours
Recoat:	24-48 hours	4 Hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish: 0-5 units @ 85°

Tinting with CCE only:

Base:	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	2-12	SherColor

Extra White A80W03151
(may vary by color)

V.O.C.(less exempt solvents):
Less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	36 ±2%
Weight Solids:	52 ±2%
Weight per Gallon:	11.21 lbs
Flash Point:	N.A.
Vehicle Type:	100% Acrylic
Shelf Life:	36 months, unopened
WVP Perms (US)	33.70 grains/(hr ft² in Hg)

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 02/27/2024, Complies with :

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	Yes
MPI®	No

APPLICATION

When the air temperature is at 35°F (1.7°C), substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F (1.7°C) and at least 5° above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Do not apply at air or surface temperatures below 35°F (1.7°C) or when air or surface temperatures may drop below 35°F (1.7°C) within 48 hours.

No reduction needed.

Brush:
Use a nylon-polyester brush.

Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray - Airless:

Pressure	2000 p.s.i.
Tip	.015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection.

SPECIFICATIONS

SuperPaint Exterior Latex can be self-priming when used directly over existing coatings, or bare drywall, plaster, and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Aluminum & Aluminum Siding[1], Galvanized Steel[1]:
2 coats SuperPaint Exterior Latex

Concrete Block, CMU, Split face Block:
1 coat Loxon Acrylic Block Surfacer
2 coats SuperPaint Exterior Latex

Brick, Stucco, Cement, Concrete:
1 coat Loxon Concrete & Masonry Primer[3]
or
Loxon Conditioner[2]
2 coats SuperPaint Exterior Latex

Cement Composition Siding/Panels:
1 coat Loxon Concrete & Masonry Primer[3]
or
Loxon Conditioner[2]
2 coats SuperPaint Exterior Latex

Plywood:
1 coat Exterior Latex Primer
2 coats SuperPaint Exterior Latex

***Vinyl Siding:**
2 coats SuperPaint Exterior Latex

Wood (Cedar, Redwood)[4]:
1 coat Exterior Oil-Based Wood Primer[2]
2 coats SuperPaint Exterior Latex

[1] On large expanses of metal siding, the air, surface, and material temperatures must be 50°F (10°C) or higher.

[2] Not for use at temperatures under 50°F (10°C). See specific primer label for that product's application conditions.

[3] Not for use at temperatures under 40°F (4.4°C). See specific primer label for that product's application conditions.

[4] Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate. Standard latex primers cannot be used below 50°F (10°C) or above 100°F (37.7°C). See specific primer label for that product's application limitations.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

continued on back

SuperPaint®
Exterior Latex Flat

SURFACE PREPARATION

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 on to www.epa.gov/lead.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Cement Composition Siding-Panels:
Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

Caulking:
Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:
All new surfaces must be cured according to the supplier's recommendations – usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. **Concrete masonry units (CMU)** - Surface should be thoroughly clean and dry. Air, material, and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Stucco:
Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

SURFACE PREPARATION

Mildew:
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.
Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Previously Painted Surfaces:
If in sound condition, clean the surface of all foreign material. Smooth, hard, or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Steel:
Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed with a corrosion resistant primer such as All Surface Enamel Primer the same day as cleaned.

***Vinyl or other PVC Building Products:**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Wood, Plywood, Composition Board:
Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

CAUTIONS

For exterior use only.
Protect from freezing.
Non-Photochemically reactive.
Not for use on floors

Before using, carefully read **CAUTIONS on label.**

CRYSTALLINE SILICA, ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (**NIOSH** approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW	02/27/2024	A80W03116	03	28
HOTW	02/27/2024	A80W03151	06	28
HOTW	02/27/2024	A80W03153	05	36
HOTW	02/27/2024	A80T03154	05	37
HOTW	02/27/2024	A80Y03156	02	27

SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

108.50

PrimeRx®

Interior-Exterior Acrylic Peel Bonding Primer

B51T00600 US, B51TQ8600 Canada

SHERWIN WILLIAMS.

CHARACTERISTICS

PrimeRx Peel Bonding Primer is a high build, interior/exterior, waterborne, coating designed to improve the adhesion of topcoats to various surfaces.

Dependable Bonding — Formulated to bond tightly, making it ideal for application to marginally prepared, alligatored or peeling siding and trim.

Smoother Finish — Compared to applying a traditional primer over less-than-perfect surfaces, PrimeRx Peel Bonding Primer's filling characteristics result in a more even finish after topcoating.

Saves Time — Less sanding and scraping of old paint. **PrimeRx Peel Bonding Primer** lets contractors finish the job in much less time without sacrificing good adhesion and appearance.

- Fast drying
- Penetrating
- Use on smooth or textured surfaces
- Stays flexible
- Can be applied down to 35°F

Color: Clear
(Applies milky white but dries clear)

Coverage: 200-250 sq.ft.per gallon @ 8.0 mils wet; 3.5 mils dry

Can be applied up to:

40 sq. ft. per gallon; 40 mils wet; 18 mils dry

Tinting: Requires ColorCast Ecotoner for tinting.

If desired, up to 4 oz per gallon of ColorCast Ecotoner® can be used. Check color before use

Finish: Flat

Drying Time, @ 50% RH @ 8 mils wet:

Drying and recoat times are temperature, humidity, and film thickness dependent.

	@35-45°F	@45°F+
Touch	6 hours	4 hours
Recoat: with water based topcoats	24 hours	4 hours
Recoat: with solvent based topcoats	24-48 hours	24 hours

White B51T00600

V.O.C. (less exempt solvents):
less than 50 grams per litre; .42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids: 44 ± 2%
Weight Solids: 58 ± 2%
Weight per Gallon: 10.86 lbs
Flash Point: N.A.
Vehicle Type: Acrylic
Shelf Life: 36 months unopened

COMPLIANCE

As of 04/21/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	No

APPLICATION

No reduction necessary.

Apply at temperatures above 35°F.

Brush:
Use a nylon-polyester brush

Roller:
Use a 1/4-1/2 inch nap synthetic cover,

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray—Airless:

Pressure	2000 p.s.i.
Tip	.015-.021 inch

APPLICATION TIPS

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer must be topcoated with a latex, alkyd/oil, water based epoxy, or solvent based epoxy coating on architectural applications.

For exterior exposure, this primer must be topcoated within 14 days with architectural latex or oil finishes.

For better performance when priming an entire house, use Exterior Latex or Oil-Based Primers.

Back-brushing or back-rolling can improve the overall performance of the primer when spraying

SPECIFICATIONS

Use on:

Interior and exterior surfaces, Masonry, Wood, Horizontal Wood Decks, Drywall, Plywood, T1-11 Siding, Previously Painted Surfaces.

Provides good adhesion over a variety of properly prepared miscellaneous substrates like aluminum, galvanized metal, and PVC.

PrimeRx Peel Bonding Primer is not designed to penetrate through old paint and reattach loose or peeling paint. It will not repair any substrate. Any deteriorated or damaged wood, masonry, or other substrate must be repaired first.

When applied to wood decks, PrimeRx must be topcoated with either SuperDeck Solid Stain or SuperDeck Deck & Dock.

Always test a small area first for adhesion and compatibility with the topcoat.

continued on back

PrimeRx®

Interior-Exterior Acrylic Peel Bonding Primer

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (**NIOSH** approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing loose, peeled or checked paint must be scraped and sanded to a sound surface. Feather the rough edges from peeling paint to improve the final appearance. For use over higher sheen enamel type coatings sand surface before using.

Always test a small area first for adhesion and compatibility with the topcoat. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Caulking - Gaps between walls, ceilings, crown moldings, and other interior trim can be filled with the appropriate caulk after priming the surface.

SURFACE PREPARATION

Mildew - Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

CAUTIONS

Non-photochemically reactive.

Protect from freezing.

Not for use on garage floors, driveways, or automobile traffic areas.

Before using, carefully read **CAUTIONS on label**

Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 04/20/2020 B51T00600 20 48
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

113.05A

Pro Industrial™ Pro-Cryl®

Universal Primer

B66-1300 Series

SHERWIN WILLIAMS.

CHARACTERISTICS

Pro Industrial Pro-Cryl® Universal Primer is an advanced technology, self-cross-linking acrylic primer. It is rust inhibitive and was designed for both construction and maintenance applications. It can be used as a primer under water-based or solvent-based high-performance topcoats.

Features:

- Rust inhibitive, corrosion resistant
- Single component
- Early moisture resistant
- Fast dry
- Lower temperature application 35°F
- Interior and exterior use
- Suitable for use in USDA inspected facilities

For use on properly prepared:
Steel, Galvanized & Aluminum, Wood

Finish: Low Sheen

Color: Off White, Medium Grey, and Red Oxide

Recommended Spreading Rate per coat:

Wet mils:	5.0-10.0
Dry mils:	1.9-3.8
Coverage:	160-320 sq. ft. per gallon
Theoretical Coverage:	609 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 6.0 mils wet, @ 50% RH:
Drying and recoat times are temperature, humidity, and film thickness dependent.

	@40°F	@77°F	@120°F
To touch	2 hours	40 minutes	20 minutes
Tack free	8 hours	2 hours	1 hour
To recoat	16 hours	4 hours	2 hours

Tinting: DO NOT TINT

Extra White B66W01310
(may vary by color)

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	38 ±2%
Weight Solids:	50 ±2%
Weight per Gallon:	10.09 lbs
Flash Point:	N/A
Shelf Life:	36 months, unopened

COMPLIANCE

As of 2/14/2024, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	Yes
MPI®	Yes

APPLICATION

Temperature:	
minimum	35°F / 1.6°C
maximum	120°F / 48.8°C
	air, surface and material
	At least 5°F above dew point
Relative humidity:	85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	Water
Airless Spray:	
Pressure	2000 p.s.i.
Hose	1/4 inch I.D.
Tip	.015-.019 inch
Filter	60 mesh
Conventional Spray:	
Gun	Binks 95
Fluid Nozzle	66
Air Nozzle	63 PB
Atomization Pressure	60 p.s.i.
Fluid Pressure	25 p.s.i.
Reduction:	As needed up to 5% by volume
Brush:	Nylon-polyester
Roller Cover:	3/8 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

Stripe coat crevices, welds, and sharp angles to prevent early failure in these areas. For best results on rusty surfaces, always apply first coat by brush.

When using spray application, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle.

No painting should be done immediately after a rain or during foggy weather.

For optimal performance, this primer should be topcoated.

For exterior exposure, this primer should be topcoated within 14 days. If 14 days is exceeded remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Finish with appropriate topcoat.

SPECIFICATIONS

Acceptable Water Based topcoats:
1-2 coats Pro Industrial Acrylic Coating or
Pro Industrial Acrylic Dryfall
Pro Industrial DTM Acrylic
Pro Industrial Multi-Surface Acrylic
Pro Industrial Pre-Catalyzed Epoxy
Pro Industrial Pre-Catalyzed Urethane
Pro Industrial Water Based Acrolon 100
Pro Industrial Water Based Alkyd Urethane
Pro Industrial Water Based Catalyzed Epoxy
Sherwin-Williams Architectural Coatings

Acceptable Solvent Based topcoats:
Pro Industrial High Performance Epoxy
Pro Industrial Industrial Enamels
Tile Clad HS Epoxy

The finishes listed above are representative of the product's use. Other finishes may be appropriate.

continued on back

Pro Industrial™ Pro-Cryl®
Universal Primer

SURFACE PREPARATION

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 on to www.epa.gov/lead.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Cleaning per SSPC-SP2. Remove all oil and grease from the surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Prime the area the same day as cleaned. Self priming.

Aluminum - Remove all oil, grease, dirt, oxide and other foreign material per SSPC-SP1. Self priming.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned. Self priming.

Previously Painted Surfaces - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Wood - Surface must be clean, dry and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

SURFACE PREPARATION

Mildew-
Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PERFORMANCE

System Tested: (unless otherwise indicated)
Substrate: Steel
Surface Preparation: SSPC-SP10
Finish: 1 coat Pro Industrial Pro-Cryl Off White
1 coat Pro Industrial Acrylic Coating

Adhesion:
Method: ASTM D4541
Result: 500 p.s.i.

Corrosion Weathering:
Method: ASTM D5894, 10 cycles, 3360 hours
Result: Passes

Direct Impact Resistance:
Method: ASTM D2794
Result: greater than 140 inch lb.

Dry Heat Resistance:
Method: ASTM D2485
Result: 200°F

Flexibility:
Method: ASTM D522, 180° bend, ½ inch mandrel
Result: Passes

Moisture Condensation Resistance:
Method: ASTM D4585, 100°F, 1250 hours
Result: Passes

Pencil Hardness:
Method: ASTM D3363
Result: B

Salt Fog Resistance:
Method: ASTM B117, 1250 hours
Result: Passes

Provides performance comparable to products formulated In Lieu of federal specification: AA50557 and Paint Specification: SSPC-Paint 23.

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW	2/14/2024	B66W01310	10	39
HOTW	2/14/2024	B66A01320	08	38
HOTW	2/14/2024	B66N01310	08	39
FRC				

113.12SGA

Pro Industrial™

Waterbased Alkyd Urethane Enamel Semi-Gloss

B53–1150/5150 Series

SHERWIN WILLIAMS.

CHARACTERISTICS

Pro Industrial Waterbased Alkyd Urethane Enamel is a premium quality interior-exterior enamel formulated with a urethane modified alkyd resin system for high performance. It provides beauty and durability when applied to interior-exterior surfaces such as properly prepared drywall, wood, masonry, and metal. It brings together the convenience and ease of use of a waterborne coating with the performance and coating characteristics of a traditional oil-based enamel.

- Excellent washability, flow and leveling
- Excellent touch up
- Easy application & cleanup
- Resistant to yellowing compared to traditional alkyds
- Suitable for use in USDA inspected facilities

For use on properly prepared: Steel, Galvanized & Aluminum, Drywall, Concrete and Masonry, and Wood.

Finish:	50-70 units @ 60°
Color:	Most Colors

Recommended Spreading Rate per coat:

Wet mils:	4.0-5.0
Dry mils:	1.3-1.7
Coverage:	320-400 sq. ft. per gallon
Theoretical Coverage:	529 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.
Note: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

Drying Schedule @ 4.0 mils wet, @ 50% RH:
Drying and recoat times are temperature, humidity, and film thickness dependent.

	@77°F
To touch	1-2 hours
To recoat	4 hours

Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-14	SherColor

Extra White B53W05151
(may vary by color)

V.O.C. (less exempt solvents):	
less than 50 grams per litre; 0.42 lbs. per gallon	As per 40 CFR 59.406
Volume Solids:	33 ±2%
Weight Solids:	48 ±2%
Weight per Gallon:	10.64 lbs
Flash Point:	N.A.
Vehicle Type:	Urethane Modified Alkyd
Shelf Life:	36 months, unopened

COMPLIANCE

As of 04/26/2024, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	No
MPI®	No

APPLICATION

Temperature:	
minimum	50°F / 10°C
maximum	100°F / 37.8°C
	air, surface and material
	At least 5°F above dew point
Relative humidity:	85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	Water
Airless Spray:	
Pressure	2000 p.s.i.
Hose	¼ inch I.D.
Tip	.013-.017 inch
Filter	60 mesh
Reduction:	Not recommended
Brush:	Nylon-polyester
Roller Cover:	1/4-1/2 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

No painting should be done immediately after a rain or during foggy weather.

When using spray equipment, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. Apply coating evenly while maintaining a wet edge to prevent lapping.

SPECIFICATIONS

Steel:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Aluminum & Galvanizing:
1 coat Pro Industrial Pro-Cryl Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete Block (CMU):
1 coat Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer
2 coats Pro Industrial Waterbased Alkyd Urethane

Concrete-Masonry:
1 coat Loxon Concrete & Masonry Primer or 1 coat Loxon Conditioner
2 coats Pro Industrial Waterbased Alkyd Urethane

Drywall:
1 coat ProMar 200 Zero V.O.C. Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, exterior:
1 coat Exterior Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

Wood, interior:
1 coat Premium Wall & Wood Primer
2 coats Pro Industrial Waterbased Alkyd Urethane

The systems listed above are representative of the product's use, other systems may be appropriate.

continued on back

Pro Industrial™

Waterbased Alkyd Urethane Enamel Semi-Gloss

SURFACE PREPARATION

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 on to www.epa.gov/lead.

Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Iron & Steel - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance.

Aluminum - Remove all oil, grease, dirt, oxide, and other foreign material per SSPC-SP1. Prime the area the same day as cleaned.

Galvanizing - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2. Prime the area the same day as cleaned.

Concrete Block - Surface should be thoroughly clean and dry. Air, material, and surface temperatures must be at least 55°F (13°C) before filling. Use Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Masonry – All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13/Nace 6/ ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations.

Wood - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

SURFACE PREPARATION

Previously Painted Surface - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Mildew - Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PERFORMANCE

System Tested: (unless otherwise indicated)
Substrate: Steel
Surface Preparation SSPC-SP10
Finish: Pro Industrial Waterbased Alkyd Urethane @5.0 W.F.T.

Adhesion:
Method: ASTM D3359 method B
Result: 4B

Pencil Hardness:
Method: ASTM D3363
Result: 4H

Flexibility:
Method: ASTM D522, 180° bend, 1/8 inch mandrel
Result: Pass

Dry Heat Resistance:
Method: ASTM D2485
Result: 200°F

Block Resistance:
Method: Lab assessment
Result: Excellent

Resistance Yellowing:
Method: Lab assessment
Result: Excellent

No painting should be done immediately after a rain or during foggy weather.

Do not paint on wet surfaces.

Check adhesion by applying a test strip to determine the readiness for painting.

SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

FOR PROFESSIONAL USE ONLY.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

CLEANUP INFORMATION

Clean spills, spatters, hands, and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

Danger: Rags, steel wool, other waste soaked with this product, and sanding residue may spontaneously catch fire if improperly discarded. Immediately place rags, steel wool, other waste soaked with this product, and sanding residue in a sealed, water-filled, metal container. Dispose of in accordance with local fire regulation.

HOTW 04/26/2024 B53W05151 02 30
FRC, SP

ESTIMATE

Prepared For

Karl copenhaver (Sandpiper Hoa)
8625 Riverside Dr
Parker, Az
(623) 225-8089

Pro Power Painting And Restoration Llc

3925 Breakwater Ln
Lake Havasu City, Az 86406
Phone: (928) 208-0184
Email: propowerwasher77@gmail.com

Estimate #	757
Date	07/01/2024
Business / Tax #	ROC# 315211

Description	**Total**
Full Exterior Painting On 38 Units	$125,000.00

Includes pulling back of all gravel from foundation and all walls to be painted.

Will pull down any neccesaerry items that are not to be painted like outlet covers, fan blades, etc..

Includes powerwashing all surfaces to be painted with a turbo bit nozzle to remove all loose paint and to thoroughly clean surface to be painted.

Will Scrape and attend to any loose paint needing scraped.

We will caulk all cracks using 40 year Dap caulking and will caulk all necessary areas that's needed. Will also apply a texture to caulk to hide within any textured areas

Will also use wood filler in areas of detariated /damaged wood and any necessary areas needed.

Will fix any necessary stucco damages to match existing texture using lahabra color coat stucco texture and scratch/fiberglass coat for base texture which prevents cracking.

Includes all necessary masking and taping to prevent any unwanted over spray. Also using drops, floor paper, etc to conver floor. Will not have any over spray on any unwanted items and we will be responsible for those issues if any.

Paint used will be Sherwin Williams lifetime super paint/ primer mix. Flat for walls and gloss for doors and trim. If customers have a sheen preference feel free to ask.

Includes painting of all walls, trim and doors. (Storm doors not included unless added.)
Any Wrought iron fencing, fixtures or anything extra can be added as well.

All debris, trash, and any items moved will will be picked up and put back the way they were prior to starting the project.

Subtotal	$125,000.00
Total	**$125,000.00**
Deposit Due	**$10,000.00**

All deposits are non-refundable. All credit card charges has a 4 percent fee. All estimates are good for up to 1 mo after given date. Customers have 1 year to allow us to have contract completed as material prices are due to change as are labor cost. We Roughly 1.5 to 3 mo out pending on weather

By signing this document, the customer agrees to the services and conditions outlined in this document.

_____

Karl copenhaver (Sandpiper Hoa)

Prepared For

Audrey Von Zabern (sandpiper HOA)
8625 Riverside Dr
Parker Az
(714) 308-0427

Pro Power Painting And Restoration Llc

3925 Breakwater Ln
Lake Havasu City, Az 86406
Phone: (928) 208-0184
Email: propowerwasher77@gmail.com

Estimate #	797
Date	01/03/2025
Business / Tax #	ROC# 315211

Description	Total
Smaller project aside from condos	$17,500.00

Includes painting of Pool building plus pool area removal and disposal of all lattice on top of patio cover.

Will paint 2 interior bathrooms building plus all walls and Wrought iron around the pool.

Includes the painting of the outbuilding outside of the pool area.

Includes painting 3 doors.

Includes pulling back gravel from foundation of all walls to be painted.

Will pull down any neccesaerry items that are not to be painted, outlet covers, fan blades, etc..

Includes powerwashing with a turbo bit nozzle to remove all loose paint and to thoroughly clean surface to be painted.

Will Scrape and attend to any loose paint needing scraped

We will caulk all cracks using 40 year Dap caulking and will caulk all necessary areas that's needed. Will also apply a texture to caulk to hide within any textured areas

Will also use wood filler in areas of detariated /damaged wood and any necessary areas needed.

Will fix any necessary stucco damages to match existing texture using lahabra color coat stucco texture and scratch/fiberglass coat for base texture which prevents cracking.

Includes all necessary masking and taping to prevent any unwanted over spray. Also using drops, floor paper, etc to conver floor. Will not have any over spray on any unwanted items and we will be responsible for those issues if any.

Paint used will be Sherwin Williams lifetime super paint/ primer mix. Flat for walls and gloss for doors and trim. If customers have a sheen preference feel free to ask.

All debris, trash, and any items moved will will be picked up and put back the way they were prior to starting the project.

Subtotal	$17,500.00
Total	**$17,500.00**
Deposit Due	**$5,000.00**

All deposits are non-refundable. All credit card charges has a 4 percent fee. All estimates are good for up to 1 mo after given date. Customers have 1 year to allow us to have contract completed as material prices are due to change as are labor cost. We Roughly 1.5 to 3 mo out pending on weather

By signing this document, the customer agrees to the services and conditions outlined in this document.

Audrey Von Zabern (sandpiper HOA)

Murrayhill Painting, LLC.
43 Tampico Ln
Lake Havasu City
Arizona 86403
ROC # 348709
EIN: 86-1648686
PH: 206-271-7310

Estimate

Murrayhill Painting & Fine Finishes
Quality At Its Best!

NO LONGER IN BUSINESS

Send To:
Sandpiper Hoa
Karl Copenhaver
8625 Riverside Drive
Parker, AZ 85344 usa
623-225-8089

Site Address 8625 Riverside Drive

City, State, Zip Parker Az 85344

Date: 7/2/2024
Estimate #: 1263
Project: 1263 38 Units
Class PROPOSAL

Item	Description	Total
Estimating	Murrayhill Painting LLC appreciates the opportunity to work with you. Below you will find the scope of work. Let us know if you have any questions or want to add additional items to the work specified below. References will be given upon request. ** BELOW PRICING IS BASED ON (7) BUILDINGS (38 UNITS TOTAL) ** ** STUCCO BODY, WOOD TRIM, GARAGE DOORS & FRONT DOORS ** **** PRELIMENARY PRICING BELOW **** ** Murrayhill Painting requests 3 dedicated parking spots during work hours as well as either a garage or storage area for materials, supplies and equiptment throughout the project until completion ** ** If & When necessary for safety reasons we need to rent a man lift to safely do our work on the roof areas there will be additional costs associated with the rental. Purpose is to protect our team and most importantly protect the Current TILE roofing from breakage / walking on them. ** ** Attention HOA : For the most part there are no areas of wood rot replacement from my initial walk thru, prior to starting project I would request that we walk each building with a represenitive of the Hoa to determine if any areas should be replaced prior to paint work starting. Therte are minor stucco repairs that need to be done but we have them included in our pricing (no major stucco repairs priced at this time **	0.00
EXTRA ITEMS R...	** ALL ADDED REQUESTS TO SCOPE WILL BE CHARGED ON A TIME & MATERIAL BASIS @ $ 60. PER MAN HOUR PLUS NECESSARY MATERIALS OR WE CAN GIVE HARD BID ON CERTIAN ITEMS THAT YOU WANT TO ADD TO THE SCOPE OF WORK AS REQUESTED	0.00

PAYMENT POLICY: 50% down at the time of acceptance of estimate. Balance due upon completion of job. Payment can be by check, or my.echecks.com and cash. At this time credit cards are not accepted.

Total

SIGNATURE

matt@murrayhillpainting.com www.murrayhillpainting.com

Murrayhill Painting, LLC.
43 Tampico Ln
Lake Havasu City
Arizona 86403
ROC # 348709
EIN: 86-1648686
PH: 206-271-7310

Estimate

Murrayhill Painting & Fine Finishes
Quality At Its Best!

Send To:
Sandpiper Hoa
Karl Copenhaver
8625 Riverside Drive
Parker, AZ 85344 usa
623-225-8089

Site Address 8625 Riverside Drive

City, State, Zip Parker Az 85344

Date: 7/2/2024
Estimate #: 1263
Project: 1263 38 Units
Class PROPOSAL

Item	Description	Total
EXCLUSIONS	ASSUMPTIONS/EXCLUSIONS : We have based our pricing for your project on the following items not being included at this time : #1 No decks or walking surfaces, #2 No Deck Ceilings, No Deck Area Metal Railings, No Deck Area Trellises, No Pool Area Painting has been priced, No Wood Replacment Priced, No major stucco repair priced, No Steel/metal entry privacy screens priced, No Gutters, No Man Lift pricing included. All items mentioned above can be priced at a later date if requested. ** 38 UNITS / 7 BUILDINGS ** 2 COLORS ** ** Units: 1-8, 9-14, 37-42, 43-48, 49-54, 55 & 56, 70-73 **	0.00
Pressure Washing	WASH & CLEAN: Wash & Clean all to be painted areas . Please notify us if you have any windows or other areas that may be a leak concern.	3,500.00
Exterior Prep	PREPARATION: Scrape all loose paint, inspect all caulking, caulk as needed	4,950.00
MASKING	PROTECTION: Mask, Protect & Cover All Necessary Areas To Prevent From Overspray / Paint Drips	6,160.00
Exterior Siding & ...	PAINT STUCCO & WOOD SOFFITS : Spot Prime Necessary Areas & Apply 2 Coats Finish	24,500.00
Exterior Wood Trim	EXTERIOR WOOD TRIM: Spot Prime & Apply 2 Coats Finish	12,500.00
Exterior Man Doo...	ENTRY DOOR, JAMB & CASING: Spot Prime Necessary Areas, Apply 2 Coats Finish (NO METAL SCREENS/PRIVACY)	7,410.00
Exterior Garage ...	GARAGE ROLL-UP DOOR : Spot Prime & Apply 2 Coats finish	7,600.00
MATERIALS	MATERIALS & SUNDRIES needed for above stated work	12,485.36
SALES TAX	SALES TAX ON MATERIALS	1,073.74
DOWN PAYMENT	1st Payment of 25% DOWN Required to schedule project $ 18,046.18 2nd Payment of 25% Due after 2 buildings are completed $ 18,046.17 3rd Payment of 25% Due after the 4th building is complete $ 18,046.17 4th & Final 25% payment PLUS any added/extra additional costs due upon completion of the 7th building $ 18,046.18 + ANY ADDITIONAL WORK ADDED AND REQUESTED	0.00

PAYMENT POLICY: 50% down at the time of acceptance of estimate. Balance due upon completion of job. Payment can be by check, or my.echecks.com and cash. At this time credit cards are not accepted.

Total

SIGNATURE

Murrayhill Painting, LLC.
43 Tampico Ln
Lake Havasu City
Arizona 86403
ROC # 348709
EIN: 86-1648686
PH: 206-271-7310

Estimate

Murrayhill Painting & Fine Finishes
Quality At Its Best!

Send To:
Sandpiper Hoa
Karl Copenhaver
8625 Riverside Drive
Parker, AZ 85344 usa
623-225-8089

Date: 7/2/2024
Estimate #: 1263
Project: 1263 38 Units
Class PROPOSAL

Site Address **8625 Riverside Drive**

City, State, Zip **Parker Az 85344**

Item	Description	Total
Discount	*** FINAL PROPOSAL TOTAL ALREADY SHOWS THE DISCOUNT INCLUDED IN THE FINAL DOLLAR # *** ** IF SIGNED & APPROVED BY AUGUST 1ST 2024, MURRAYHILL PAINTING HAS OFFERED TO TAKE OFF THE BELOW STATED AMOUNT FROM THE BELOW FINAL PRICING ** ** DISCOUNT OFFERED FOR THE SIZE OF PROJECT PRICED ** $ 7994.40 / making the new agreed upon total if signed by specified date $ 72,184.70 /' Equals out to be approximatley $1899.60 per unit	-7,994.40
Payment Policies	PAYMENT POLICY : Murrayhill Painting may require a down payment upon starting. We may also send progress billings depending on the size of the job, EACH BILLING WILL BE DUE within 7 days of invoice date. Credit Cards Not Accepted	0.00

PAYMENT POLICY: 50% down at the time of acceptance of estimate. Balance due upon completion of job. Payment can be by check, or my.echecks.com and cash. At this time credit cards are not accepted.

Total $72,184.70

SIGNATURE _____

Sign and Approve

Print Download

ESTIMATE

Preferred Painting & Decorating, LLC

[illegible] AZ 86406
Phone: [illegible]-1886 (tel:(951) 966-1886)
[illegible]540
Email: paintwithpreferred@gmail.com (mailto:paintwithpreferred@gmail.com)

Estimate #
1055

Date
07/23/2024

Business / Tax #
CSLB 967134 - ROC 343692/ EIN 92-2034488

Description	Rate	Total
EXTERIOR PAINT 6 BLDS 38 UNITS	$142,500.00	$142,500.00

Preferred Painting & Decorating, LLC will provide all labor, material, tools, equipment, scaffolding and lifts to complete the following proposed work at the above name job for the sum of One Hundred forty-two thousand five hundred dollars ($142,500.00)

* Pressure exterior of all 38 condo units, this includes stucco doors and fascia before painting
* Mask all windows and door hardware
* Sand and prime all woodwork on 38 units
* Stucco will be repaired as needed on 38 units
* Paint stucco on 38 units with 100% Acrylic paint
* Paint fascia with exterior semi gloss paint
* Paint all doors to 38 units in semi gloss paint
* Paint garage doors on 38 units in semi gloss paint

* HOA WILL CHOOSE COLOR FOR STUCCO, FASCIA AND DOORS

* This painting estimate does not include any work related to balconies, handrails, or the roof structure. The bid specifically excludes these areas from both the painting process and the overall project scope. Any required painting or maintenance on balconies, handrails, or the roof structure will need to be addressed through a separate estimate and agreement.
* Before the exterior painting of each unit, all shrubs must be cut back away from the stucco. This is essential to ensure proper access and preparation of the surfaces to be painted. Failure to trim the shrubs may result in delays or additional charges.
* To prevent overspray on vehicles, each resident must remove their vehicles from the units prior to painting. This precaution is necessary to ensure the protection of personal property and to facilitate a smooth and efficient painting process.
* Each resident is required to remove all barbecues, patio furniture, plants, and any other personal items from their patios prior to the scheduled painting. This ensures that the painters have full access to the patio area and can complete their work efficiently and safely. Failure to remove these items may result in delays or potential damage, for which the resident will be responsible. Preferred Painting & Decorating is NOT responsible for item left on patios.

***Payment Terms for Exterior Painting Services**

Upon accepting the contract for exterior painting services, a payment of 20% of the total project cost is required for material procurement. Additionally, 33% of the total project cost is due upon the completion of each building.

Subtotal	$142,500.00
Total	**$142,500.00**

Payment schedule as follows:

All material is guaranteed to be as specified and the work will be completed in a workmanlike manner in accordance to specifications. Any and all alterations or deviations from the stated specifications involving extra costs and materials will be executed only upon written orders. These changes turn into an extra charge, over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond contractor's control. Owner of property to carry fire, tornado, and other necessary insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Submitted by: Frank Denis

This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal
As stated in the above specifications, the costs, materials and specifications are satisfactory and are hereby accepted. I authorized the contractor to perform the work as specified and payments will be made as summarized above.

While I am dedicated to ensuring the highest quality of service, I must stress that I am not accountable for the existing paint on fixtures, doors, windows or ceilings. As we embark on our project together, I am committed to delivering exceptional results within my scope of work. Should you have any concerns or questions regarding this matter, please don't hesitate to discuss them with me. Thank you for your understanding and trust in my services.

In accordance with the terms of this contract, it is hereby agreed that the undersigned shall not be held liable for any damage or detachment of stucco from the exterior of the property resulting from pressure washing services rendered. The client acknowledges that while every reasonable precaution will be taken to minimize risks, the nature of pressure washing may occasionally cause unforeseen damage, particularly to delicate surfaces such as stucco. By signing below, the client releases the undersigned from any responsibility or claims arising from stucco damage during the pressure washing process.

By signing this contract, the customer agrees to allow the contractor to take photographs and videotape the project during and after its completion. These images and videos may be used for marketing and promotional purposes, including the contractor's website, social media platforms, and print materials.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Sand Piper HOA/Karl

ABOUT PREFERRED PAINTING & DECORATING, LLC

License (https://s3.amazonaws.com/joist-uploads-document-attachments/2fdcf499-9e72-4f27-b0bc-b86ac355671c/PPD_GL_2.pdf)

Insurance (https://s3.amazonaws.com/joist-uploads-document-attachments/c20ea763-4b25-41e3-aa11-f7b7e7fae8cc/PPD_BOND_until_2027.pdf)

(https://w[illegible]erred)

PDF Print

Jacks Painting

John Stewart

Business Number ROC Lic #132164

1-888-897-4967

6028004487

jackpaintingarizona@gmail.com

ESTIMATE

EST00250

DATE

Sep 2, 2024

TOTAL

USD $110,000.00

TO

Sandpiper Resort

8625 Riverside Dr Parker, AZ 85344

+1 (714) 308-0427

precon2@sbcglobal.net

DESCRIPTION	RATE	QTY	AMOUNT
To pressure clean and paint all stucco on all buildings, yard walls, wood trim, swimming pool area stucco, wood trellis, and all exterior doors using sherwin williams super paint also to stucco patch, caulk, sand, prime, scrape, and prep all areas needed	$110,000.00	1	$110,000.00

No payment till finish please make check payable to John Stewart

Colors "optional"

TOTAL USD $110,000.00

Paul >

I'll get back to you tomorrow.

Thanks

You're welcome

Wednesday 13:48

Karl, a rough estimate for exterior painting is around 75,000.

How long would it take?

Worst case scenario about seven weeks. That's with good weather.

Ok some 4-6 weeks if all goes well? I'll let you know when we get closer so we can get an actual quote after you have walked the site

Ok.