



PAINTING SPECIFICATIONS

FOR

GULFSTREAM TOWERS

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Sarasota, FL. 34236

PREPARED FOR:

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OVERVIEW OF THE PROJECT

MATERIAL SCHEDULE

CAULKING AND PATCHING DETAIL:

EXCLUSIONS AND BID OPTIONS:

NOTES:

SUBSTRATES:

1. All Exterior Stucco	6
2. Ceilings	7
3. Breezeblocks	8
4. Downspouts	9
5. Unit Entry Doors & Frames	10
6. Common Doors & Frames	11
7. Vents	12
8. Utility Boxes & Misc. Conduits	13
9. Exterior of Fire Extinguisher Boxes	14
10. Laundry Room Walls & Ceilings	15

STANDARD REPAINTING SPECIFICATION

16

***The Contractor and Owner or Owner's Representative must notify the Sherwin Williams Representative that the contract has been awarded and the approximate starting date for the project. This will allow Sherwin-Williams to do required site visits. Failure to do so may void the paint warranty that is being offered. Please read Letter H- Jobsite Visitation 1-6.*

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CAULKING AND PATCHING DETAIL:

ALL EXTERIOR CAULKING WILL BE DONE USING LOXON™ H1 ONE COMPONENT LOW MODULUS HYBRID SEALANT AND ALL CRACKS WILL BE PATCHED USING S/W MASONRY ELASTOMERIC PATCHING COMPOUND

- A. All Existing sealants are to be inspected for signs of deterioration and completely removed if deterioration is found. Deterioration would include but not limited to: Adhesive Failure-loss of adhesion on one or either side, Cohesive Failure- joint movement has split the caulk down the middle and Reversion- Caulk has returned to a liquid state. Areas that have been removed or are void of sealant are to be cleaned to a sound substrate, primed/ sealed prior to installation of new sealant. All Sealants applications are to be **dry tooled**. Sherwin Williams cannot be hold responsible for any previous sealants that fail during the paint warranty.
- B. Areas that will be inspected for sealant deterioration and replaced as needed are as follows:
 - 1. All wall attachment perimeters which might **include**, but are not limited to:
 - a. Window Frames
 - b. Entry and Utility Door Frames
 - c. A/C Vent Attachments
 - d. All Fixtures and Apparatus attached to the Walls
 - 2. All Horizontal and Vertical Expansion Joints
 - 3. Change of Direction or Inside Angles of all Vertical Walls
 - 4. Dissimilar Material Junctions
 - 5. Rails attachments (vertical and horizontal)
 - 6. Any and all Gaps, Holes, or Voids in Walls and/or Floor Surfaces
 - 7. Any Wood Joints
- C. Contractor is to make every effort to reduce "open time" of repair joints to prevent the possibility of water intrusion. Backer Rod, Bond Breaker Tape or other bond breaker will be used wherever possible to prevent 3-side adhesion of the sealant.
- D. All *Crack Repair* will be done as followed: Static Cracks less than 1/16" wide will be covered using Sherwin Williams Brush Grade Elastomeric Patching Compound. Dynamic Cracks wider the 1/16" will be cleaned out and covered using Sherwin Williams Trowel Grade Elastomeric Patching Compound. Patching Compound will be applied after the Chalk Sealer has been applied and match existing stucco as close as possible. Patching Compound will be allowed to cure overnight before top coating.

Caulking Detail Notes:

- 1. Provide a Line-Item price for removal, cleaning and re caulking of the exposed Window Frames (Metal to Stucco) using Loxon™ H1 One Component Low Modulus Hybrid Sealant. There will be **NO Bridging** of the sealants. Allow to cure a minimum of 2 hours before coating over. Cure time could take longer depending on humidity and temperature.

EXCLUSIONS:

1. Sidewalks and Walkways
2. Window Frames
3. Light Fixtures
4. Handrails
5. Aluminum Flashing
6. A/C Stands
7. Elevator Doors, Frames and Call Boxes
8. Security Cameras, Fire Alarms and Pull Stations
9. Stairwell Interiors
10. Parking Garage- Interior
11. Laundry Room – Floors
13. Attached Signs
14. Anything not listed in the “Substrates” part of this Specification

** All exclusion items will not be painted. Cover and protect all of them from paint splatters and overspray. Contractor will be responsible for any sealer/primer and paint removal on any exclusion item.

BID OPTIONS (Line Itemed): N/A

AREAS TO BE PRESSURE CLEANED ONLY: N/A

NOTES:

1. Rust can be a reoccurring problem. Proper millage and pin hole free application is the key to retarding rust. Rust may reoccur and is NOT considered to be a paint or coating failure and is not covered under warranty unless specified by Sherwin Williams Paint Company.

2. Specification may list all paint systems as one and/or two finish coats. However, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats. Coverage rates and dry film thickness are theoretical. Prior to project bidding it is advised that a mock-up should be completed to determine coverage rates and final appearance. In addition a final mock-up should be completed by the awarded contractor and approved in writing by the owner or owner's representative prior to commencement of the project. Sherwin-Williams accepts no responsibility if mock-ups are not performed and approved prior to commencement of the project.

3. All cracks found in the stucco will be sealed first, patched with elastomeric patching compound and allowed to dry over night before applying finish coat

4. Apply exterior coatings to stucco/masonry using brush and roll method, unless approved otherwise by Owner. If spraying is allowed, back rolling the sealer and the Finish Coat is required. The Contractor is responsible to own and use a wet film thickness gauge to check application as he proceeds

5. No product or procedure substitutions or deviations will be allowed without the express written consent of Sherwin Williams Paint Group or the Property Owner.
Sherwin Williams will not warranty any products that are not specified in writing, not Sherwin Williams products and/or not purchased through Sherwin Williams

6. Remove all peeling paint to a sound edge. Spot Prime using a brush all peeling edges with S/W Prime RX (B51T00600)

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SUBSTRATE 1
STUCCO

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Pressure clean with a minimum 3000 PSI

Remove all loose and flaking paint

2. FIRST COAT

S/W Loxon® Conditioner or H&C MicroTite Chalk Bonder
(LX03W0100 or LX03V0100)

Thickness (mils dft)

200-400 sq.ft/gal

3. SECOND COAT

S/W Latitude™ Exterior Satin with “ClimateFlex” technology
(K62-650 Series)

4 mils wet (1.4 mils)

NOTES:

****Walkway Walls will have to be sealed also, there are caulky.****

The preparation and application of the paint by the Contractor must be performed as per this specification. This will allow Sherwin Williams to issue the following Warranty on the Stucco...

Latitude- 10 Year 100% Labor and 100% Material Warranty

SUBSTRATE 2
CEILINGS

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Pressure clean with a minimum 3000 PSI

Remove all loose and flaking paint

2. FIRST COAT

S/W Latitude™ Exterior Satin with “ClimateFlex” technology
(K62-650 Series)

Thickness (mils dft)

4 mils wet (1.4 mils)

NOTES:

Check the Ceilings for Chalk! Apply S/W Loxon Conditioner as needed before painting. Contractor will be responsible for adhesion failures if this step is missed.

SUBSTRATE 3

BREEZEBLOCKS

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Pressure clean with a minimum 3000 PSI

Remove all loose and flaking paint

2. FIRST COAT

S/W Loxon® Conditioner or H&C MicroTite Chalk Bonder
(LX03W0100 or LX03V0100)

Thickness (mils dft)

200-400 sq.ft/gal

3. SECOND COAT

S/W Latitude™ Exterior Satin with “ClimateFlex” technology
(K62-650 Series)

4 mils wet (1.4 mils)

NOTES:

Both sides of the Breezeblocks will be sprayed to achieve full coverage inside and out.

SUBSTRATE 4

DOWNSPOUTS

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Pressure clean with a minimum 3000 PSI

Remove all loose and flaking paint

Prime all tight rusted metal with Cortec CorrVerter® Rust Primer (9081084)

Prime any rusty nail or screw heads with S/W Controls Rust Spray (1400613)

2. FIRST COAT

S/W Loxon® Conditioner or H&C MicroTite Chalk Bonder
(LX03W0100 or LX03V0100)

Thickness (mils dft)

200-400 sq.ft/gal

3. SECOND COAT

S/W Latitude™ Exterior Satin with “ClimateFlex” technology
(K62-650 Series)

4 mils wet (1.4 mils)

NOTES:

Match the Downspouts to the background color they are attached to. Downspouts will be removed and painted behind them. Then reattached them with aluminum screws that will be touch up with the finish color.

SUBSTRATE 5

UNIT ENTRY DOORS AND FRAMES (EXTERIOR SIDE ONLY)

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Presoak with Great Lakes Laboratories Extra Muscle™ Prepaint Cleaner. Allow cleaner to sit 3-4 minutes before using a synthetic scouring pad and scrub the doors and frames to remove all oxidation and hand oils.

Rinse with clean water or use a clean cloth to remove Extra Muscle™ Prepaint Cleaner residue. Once dry, check for chalk and if found repeat Extra Muscle™ Prepaint Cleaner scrub and rinsing.

Scuff sand and remove all sanding dust with a clean cloth

Remove all loose, flaking and bubbled paint and feather sand edges

Prime any bare wood with S/W PrepRite® ProBlock® Latex Primer (B51 Series)

Prime all tight rusted metal with Cortec CorrVerter® Rust Primer (9081084)

2. FIRST COAT

S/W Bond-Plex® Waterbased Acrylic Coating
(B71W00211, B71T00204 or B71S00200)

Thickness (mils dft)

5-10 mils wet (2-4.1 mils)

3. SECOND COAT

S/W Pre-Catalyzed Waterbased Urethane Gloss
(B65W01121-Extra White or B65W01123 Deep Base or B65T01124 Ultradeep Base)

6-12 mils wet (1.9-3.8 mils)

NOTES:

Be sure that all chalk and hand-oil is removed before coating. If unable to completely remove chalk, apply one coat of S/W Loxon Conditioner before painting. Contractor will be responsible for adhesion failures if this step is missed.

Always check for compatibility of the previously painted surface with the new coating (s) by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.

SUBSTRATE 6

COMMON DOORS AND FRAMES (BOTH SIDES)

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Presoak with Great Lakes Laboratories Extra Muscle™ Prepaint Cleaner. Allow cleaner to sit 3-4 minutes before using a synthetic scouring pad and scrub the doors and frames to remove all oxidation and hand oils.

Rinse with clean water or use a clean cloth to remove Extra Muscle™ Prepaint Cleaner residue. Once dry, check for chalk and if found repeat Extra Muscle™ Prepaint Cleaner scrub and rinsing.

Scuff sand and remove all sanding dust with a clean cloth

Remove all loose, flaking and bubbled paint and feather sand edges

Prime any bare wood with S/W PrepRite® ProBlock® Latex Primer (B51 Series)

Prime all tight rusted metal with Cortec CorrVerter® Rust Primer (9081084)

2. FIRST COAT

S/W Bond-Plex® Waterbased Acrylic Coating
(B71W00211, B71T00204 or B71S00200)

Thickness (mils dft)

5-10 mils wet (2-4.1 mils)

3. SECOND COAT

S/W Pre-Catalyzed Waterbased Urethane Gloss
(B65W01121-Extra White or B65W01123 Deep Base or B65T01124 Ultradeep Base)

6-12 mils wet (1.9-3.8 mils)

NOTES:

Be sure that all chalk and hand-oil is removed before coating. If unable to completely remove chalk, apply one coat of S/W Loxon Conditioner before painting. Contractor will be responsible for adhesion failures if this step is missed.

Always check for compatibility of the previously painted surface with the new coating (s) by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.

SUBSTRATE 7
VENTS

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Pressure clean with a minimum 3000 PSI

Remove all loose and flaking paint

Prime all tight rusted metal with Cortec CorrVerter® Rust Primer (9081084)

2. FIRST COAT

S/W Loxon® Conditioner or H&C MicroTite Chalk Bonder
(LX03W0100 or LX03V0100)

Thickness (mils dft)

200-400 sq.ft/gal

3. SECOND COAT

S/W Latitude™ Exterior Satin with “ClimateFlex” technology
(K62-650 Series)

4 mils wet (1.4 mils)

NOTES:

Be sure not to “paint” close the vent slates. After painting, double check to ensure vents are in working condition.

SUBSTRATE 8

UTILITY BOXES AND MISC. CONDUITS

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Pressure clean with a minimum 3000 PSI

Remove all loose and flaking paint

Prime all tight rusted metal with Cortec CorrVerter® Rust Primer (9081084)

2. FIRST COAT

S/W Loxon® Conditioner or H&C MicroTite Chalk Bonder
(LX03W0100 or LX03V0100)

Thickness (mils dft)

200-400 sq.ft/gal

3. SECOND COAT

S/W Latitude™ Exterior Satin with “ClimateFlex” technology
(K62-650 Series)

4 mils wet (1.4 mils)

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SUBSTRATE 9

EXTERIOR OF THE FIRE EXTINGUISHER BOXES (RED)

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Pressure clean with a minimum 3000 PSI

Remove all loose and flaking paint

Prime all tight rusted metal with Cortec CorrVerter® Rust Primer (9081084)

2. FIRST COAT

S/W Pre-Catalyzed Waterbased Urethane Gloss

(B65W01121-Extra White or B65W01123 Deep Base or B65T01124 Ultradeep Base)

Thickness (mils dft)

6-12 mils wet (1.9-3.8 mils)



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SUBSTRATE 10

LAUNDRY ROOMS- WALLS AND CEILINGS

1. SURFACE PREP

Presoak with a 1-part liquid bleach to 3-parts water solution and allow it to soak for 15-20 minutes

Pressure clean with a minimum 3000 PSI

Remove all loose and flaking paint

2. FIRST COAT

S/W Pre-Catalyzed Waterbased **Epoxy** Eg-Shel (K45W01151)

Thickness (mils dft)

4 mils wet (1.4 mils)



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STANDARD REPAINT SPECIFICATION

The work will consist of all preparation, painting, finishing work, clean up and related items necessary to complete work described in these specifications and listed in the remaining pages included with in.

A. Scope of Work

Without restricting the volume or generality of the above, the work to be performed shall include, but is not limited to the following:

1. Pressure washing all exposed surfaces to be painted.
2. Caulking of all exposed cracks and voids around doors, windows, and other areas as necessary.
3. Painting of all previously painted wood or metal doors, wood trim, siding, stucco, exterior ceilings, metal supports, metal patios, lattice work, shutters, fascia, gutters, wrought iron, metal flashing and vent stacks on roofs if called for in this specification.
4. Painting of any other exposed substrate not included in the above, which is presently coated with field applied paint.

B. Materials

1. All materials specified are from The Sherwin-Williams Company.
2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
3. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Proper surface preparation and condition of surface shall be strictly adhered to. All data sheets on specified materials are available from your local Sherwin Williams representative or www.paintdocs.com.
4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, Sherwin-Williams or their representative.

C. Protection of Substrates not to be painted

1. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.

D. Minimum Specifications

1. If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and paint applied to suit the higher standard, as determined by Sherwin-Williams, the customer or owner's representative.

E. Resolution of Conflicts

1. Contractor shall be responsible to requesting prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.

F. Coordination of Work

1. The Contractor shall be responsible for coordination of his work with the other crafts and contractors working on the same job and with the Management Company or owner.

G. Safety

1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's product data sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets (PDS) are available from your local Sherwin-Williams store or representative and shall be maintained on-site at all times.

H. Jobsite Visitation

1. The contractor shall be responsible for visiting the job site and familiarizing themselves with the job and working conditions.
2. All work during application is subject to inspection by the owner or their representative. Sherwin-Williams will also perform periodic site visits.

3. It will be the paint contractor's responsibility to own and use a wet film thickness gauge to check the application thickness as they proceed.
4. Sherwin-Williams will perform periodical site visits to determine if specifications are being followed. Site visits by Sherwin-Williams representative does not relieve the Contractor of their responsibility for their workmanship. Sherwin-Williams will not warranty faulty workmanship.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of Sherwin-Williams and the owner or their representative.
6. Sherwin-Williams does not perform "inspections" of customer's projects. Sherwin-Williams is a coatings manufacturer, not an applicator, engineering or inspection service. Our role in visiting job sites is to provide education to our customers and record facts. We can document the quantity of material used, the condition of the substrate, any application deficiencies we may notice and weather conditions. This information is for our purposes only. It is the owner's responsibility to make sure the applicator they hire adheres to the specifications

I. Surface Preparation

1. Each surface shall be cleaned and prepared as specified. The painting Contractor is responsible for the finish of their work. Should any surface be found unsuitable to produce a proper paint or sealant finish, the manufacturer's representative shall be notified, in writing and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencement of work in a specific area shall be construed as acceptance of surfaces and therefore as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.
2. All deteriorated substrates (i.e. wood, hardboard siding, T111) shall be replaced. New substrates will be box primed (6 sides) before installation in accordance with specifications.
3. All exterior surfaces to be painted shall be pressure cleaned to remove all dirt, mildew, chalk, loose paint, and any foreign materials deterrent to the new finishes (see Pressure Washing).
4. Seal and caulk all cracks around windows, doors, boards and joists using the specified sealants. All the caulking unable to perform for the length of the warranty period should be removed and replaced with caulking as specified. Allow caulk to cure properly before paint is applied. **Note: It is recommended to apply all primers before applying caulk or patching compound.**
5. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small opening shall be caulked after priming coat is applied. Any wood that is rotten, cracked, delaminated or has water damaged should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be eased by sanding. Caulk all joints between wood items with an approved caulk.
6. All stucco surfaces should be cleaned to remove all chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed with bleach and/or cleaning solution. **Trench the Stucco areas** 3-4 inches below grade where possible. Any areas of breakage shall be patched and dried before coatings are applied. Cracks should be repaired as follows: 1. Cracks less than 1/4" wide should be filled using Sherwin Williams Brush Grade Elastomeric Patching compound. 2. Cracks wider than 1/4" should be cut and scraped to a V shape and filled with Sherwin Williams Trowel Grade Elastomeric Patch.
7. All galvanized gutters and flashing should be thoroughly cleaned to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
8. All ferrous metals should be thoroughly cleaned, and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with a wire wheel attachment. Any rust spots or bare metal should receive the appropriate prime coat. Any hard, glossy surfaces should be dulled. Previously painted handrails in sound condition should be scrubbed down with T.S.P. Substitute and rinsed with clean water.

J. Moisture

All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).
4. Deteriorated caulking.
5. Gaps between substrates.

6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting an undry substrate.
10. Un-caulked nail holes.

K. Pressure Washing & Surface Preparation

1. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water pressure 3000-4000 p.s.i. at a flow of 4-14 gallons per minute. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 to sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
 - a. Tools: Stiff brush or chemical injector power washer method.
 - b. Use a **1-part liquid bleach to 3-parts water solution (Failure to do so will void the warranty)** and allow solution to soak 15-20 minutes.
 - c. Protect plants and landscape during bleach application. Wet the vegetation before and rinse vegetation after bleach application.
 - d. In confined areas, use a brush to apply the bleach solution and rinse with clean water.
 - e. After mildew spores have been destroyed and the stains bleached, rinse with clean water to thoroughly remove the bleach solution. **Note:** If residue is left on the substrate problems may occur with the finish coat of paint.
 - f. Allow substrate to dry completely before painting.

L. Application

1. Contractor shall be responsible for notification of Owner's Representative before beginning work if conditions exceed Scope of Work.
2. Only skilled mechanics shall be employed. Applications may be by brush, roller or spray, upon acceptance from Owner.
3. Contractor shall maintain at least one representative fluent in English on the job at all times.
4. Contractor shall protect their work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, Contractor shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from the premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave their part of work in a clean, orderly, and acceptable condition.
5. Remove and protect hardware, accessories, device plates, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.
6. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
7. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple.
8. All coats shall be dry to manufacturer's instructions before applying succeeding coats.
9. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of number of coats specified).
10. All suction spots or "hot spots" in plaster or cement after application of first coat shall be touched up before applying second coat.
11. When spray painting is specified, contractor shall finish 100 square feet by spraying a sample of finish upon request of Owner. This shall be finished with materials specified and shall be called a Pilot Wall.
12. Exterior unit entry doors shall have the exterior face and doorknob side (if painted the exterior color) painted. Common Doors will (may) have exterior & interior faces and both sides painted.
13. Building by building inspections will be made by the Owner or their representative. Sherwin-Williams will provide periodic site visits for the purpose of extending the material warranty.

14. All repairs, replacements and applications are to meet or exceed all manufacturers and attached specifications and all applicable codes.

M. Workmanship & Application Conditions

1. Keep surfaces dust, dirt and debris free before and during painting.
2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and product data sheets.
3. All work shall be accomplished by skilled workman familiar with and trained to do this type of work and they shall be further qualified to operate or use the equipment or rigging needed to accomplish this work.
4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
5. Paint all previously painted surfaces to include but not be limited to; utilities and phone boxes (if allowed by local utility companies), ground transformers, stair systems, light poles and fixtures, pool fence, electrical boxes (meter boxes and A/C main disconnects) and underside of balconies.
6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e. windows, outdoor carpeting, walkways, etc.
7. Owner shall provide water and electricity from existing facilities.
8. Normal safety and "wet paint" signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
9. A progress schedule shall be furnished by the contractor for approval and shall be based on the contract completion date. Contractor shall advise the Owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the Owner to prepare for the work, advise the residents, move vehicles, etc.
10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.
11. Occasionally, the Contractor's prep work will reveal **unforeseen conditions** which will require additional labor and material to correct. These areas will be reported to the management or owner's representative and will constitute a Change Order. The Change Order will be quoted in writing by the Contractor and signed off by the management or owner's representative before any work will be done. Sherwin-Williams cannot be held responsible for any unforeseen Change Orders.

N. Weather

1. Surfaces must be clean and moisture free. Prime and paint as soon as possible. No painting shall be done immediately after a rain or foggy weather, or when the temperature is below 50 degrees F. Substrate temperature must be 5 degrees F., or more, above dew point temperature while painting and during coatings cure. Avoid painting surfaces while they are exposed to a full hot sun if possible.
2. Stop exterior painting early enough to permit paint film to set up before condensation occurs (as caused by night temperature drops).

O. Color Schedule

1. To be approved by owners.
2. The owner and project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for the owner, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stages to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of finish coats. The specification is written intending for the finish coat to cover.

P. Warranty

1. In accordance with the attached specification and painting systems, The Sherwin- Williams Company will issue a labor and material warranty based upon product defect. Sherwin-Williams does not warranty workmanship failures by the contractor. A sample is available upon request.

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GENERAL REQUIREMENTS

- a. This specification will be attached and become part of the primary contract and general conditions and will be binding in every aspect.

CONTRACTOR'S RESPONSIBILITIES

- a. Contractor will comply with all local licensing and registration regulations in accordance with which ever County the work is to be performed in.
- b. Contractor will provide insurance certificates and maintain coverage for the length needed to complete the project. (i.e. Bodily Injury, Property and Auto Damage, General Liability, Umbrella Liability and Worker's Compensation).
- c. Job Site will be neat and organized throughout the length of the Work being done.
- d. All OSHA regulations will be complied with.
- e. All permits required are the responsibility of the Contractor.
- f. Contractor shall provide materials, equipment, labor, transportation and all services need for completion of all work specified or contacted.
- g. ALL workers are to be skilled, familiar with and trained for the work being contracted.
- h. Painting Contractor will review all work to be done with the appropriate project representative to avoid misunderstandings.
- i. Painting Contractor will submit a "Partial Release of Lien" from Sherwin Williams prior to the Payment of each draw and a "Full Release of Lien" at the time of final payment.
- j. Painting Contractor agrees not to subcontract any portion of the painting contract work unless Owner's has given written approval. Any and All Subcontractors must have Workers' Compensation Coverage and not be Workers' Comp Exempt. All warranties will be voided if Contractor subcontracts any portion of the work without Owner's written permission.
- k. It is the Contractor's responsibility to read and understand all manufacture's Product literature, specifications, instructions and data being used.
- l. Contractor will notify their Sherwin Williams Representative at the start of the job. Failure to do so may void the paint warranty being issued.

OWNER'S RESPONSIBILITIES

- a. Owner or representative will provide free access to all areas of the project that maybe otherwise restricted, such as roof access, elevators and agreed upon areas for storage.
- b. Owner or representative will be responsible for providing free and adequate accessibility to all areas that are to be painted (i.e., cutting plants and shrubs back, moving automobiles at Contractor's request, etc.).
- c. Owner will provide electricity and water from existing facilities. Contractor will pay for any modifications on either water or electricity that are needed and then put back into original condition.
- d. Owner or representative after the Contract is signed, will notify the Sherwin Williams Representative of the Contractor that he or she was awarded the Contract and the approximate starting date. Failure to do so may void the paint warranty being issued.
- e. Any person (s) with a history of skin sensitization problems, asthma, allergies, chronic or recurrent respiratory disease should use care not to inhale vapor or mist from any of the coating (s) being used on the project. Please see MSDS for details on all products being used on this project. MSDS are available at <https://www.sherwin-williams.com>

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AREAS OF CONCERN:



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