



# Painting 101

# Agenda



- Interior Painting
- Exterior Painting
- Typical Problems
- Low VOC Paints

# Interior Painting



- Flat
  - Requires less prep (spot patch & prime)
  - Less durable
- Eggshell
  - More durable than flat
  - Requires 2 coats
- Semi-Glass/Gloss
  - Most durable
  - Maximum prep (full skim coat, sand & prime)

# Interior Painting



- Wallcovering
  - Always assume damage during removal
  - Must patch and prime damage
- Polymix
  - Significant prep (patch, sand existing, skim coat, sand, and prime)
  - Difficult to touch up
  - Applied via spray and requires smoke alarm and area protection

# Interior Painting



## Other Specialty Finishes

- Zolatone
  - “Polymix” with a metal flake
  - Requires acrylic topcoat
- Scuffmaster
  - Very durable
  - Frequently used on elevator doors and frames



**Scuffmaster**

**Pretty. Tough. Paint.**

# Sample Material Costs



Mid-grade flat covers approx. 350 sf	\$28.00	\$.08/sf
Mid-grade egg shell covers approx. 350 sf	\$31.00	\$.09/sf
Mid-grade semi-gloss covers approx. 350 sf	\$34.00	\$.10/sf
Mid-grade gloss covers approx. 350 sf	\$37.00	\$.11/sf
Polomyx covers approx. 150 sf	\$165.00	\$1.10/sf
Zolatone covers approx. 150 sf	\$210.00	\$1.40/sf
Scuffmaster covers approx. 150 sf	\$300.00	\$2.00/sf

# Exterior Painting



- Concrete
- CMU Block and Brick
- EFIS
- Wood
- Metal
  - Commonly use DTM paint
  - Never paint galvanized metal

# Exterior Painting



## Problem Areas

- Moisture
  - Failed gutters & flashing
- Expansion & Contraction



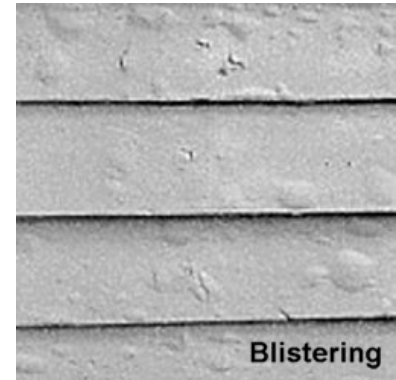


# Typical Paint Problems

# Blistering



- Blistering paint is identified by small to medium sized bubbles or blisters under the paint film and is most common on wood siding and trim.
- **Potential Causes:**
  - Painting in direct sunlight on a hot substrate (surface being painted) which traps solvent vapor as the paint dries too quickly.
  - Painting when the wood is damp causing trapped moisture to expand the paint film.
  - Dew, rain, or very high humidity after latex paint has dried if the latex paint is of lower quality or the substrate surface preparation was inadequate. Moisture escaping through the walls due to improper ventilation.



# Mildew



- Mildew is a fungus feeding and growing on the paint film or caulk and is identifiable by its gray, brown, green or dark black “splotchy” spots.
- **Potential Causes:**
  - Combination of moisture, poor ventilation, and lack of direct sunlight. Underside of soffits and eaves are especially prone to mildew.
  - Painting over a surface or prior paint film that still had mildew.
  - Use of lower quality paint having inadequate mildewcide.
  - Not priming bare wood before painting.



# Moisture



- Peeling due to moisture is recognizable by large peeling sections of paint exposing bare wood underneath. Unlike peeling due to adhesion problems where peeling may be spotty, with moisture related peeling, larger areas peel away often around windows, doors, and gutters.
- **Potential Causes:**
  - Moisture getting behind paint film from failing or missing caulk, leaks in roof or wall systems, or being too close to the ground.
  - Faulty guttering or missing ventilation causing ice dams or water back up.
  - Painting when the surface being painted is wet from condensation or rain.



# Sagging



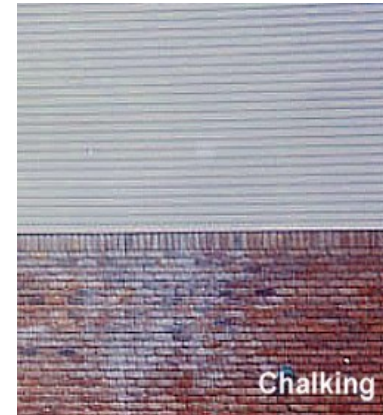
- This paint failure is easily identified as a dripping or drooping look to areas of the paint film.
- **Potential Causes:**
  - Application of a coat of paint that was too heavy or overloaded.
  - Heavy handed paint application.
  - Paint thinned too much at time of application.
  - Paint was applied in poor environmental conditions such as too cool or when humidity was too high.
  - Paint was applied without primer to a high gloss vertical surface preventing the paint substrate from having the “tooth” necessary for the finish coat to adhere.
  - Painted surface was not clean or properly prepared at the time of application.



# Chalking



- Some chalking is a normal way paints self clean when exposed to the sun and rain. Excessive chalking can be a paint failure. Chalking is actually the paint pigment released by the paint binders which have been broken down by exposure to the weather. Chalking is especially typical of very light colored flat paints, especially lesser quality oil based paints containing high levels of pigment extenders. When chalking gets severe it may run off onto and stain surrounding areas.
- **Potential Causes:**
  - Use of cheaper quality exterior paint containing high levels of pigment extenders.
  - Improper paint was used in an exterior application (such as an interior paint).
  - Lower quality factory finished aluminum siding
  - Over-thinning paint.
  - Not properly sealing a porous surface before painting.



# When to use Specialty Finishes



- Polymix
  - What is it, application, when to use it, pros & cons
- Zolatone
  - What is it, application, when to use it, pros & cons
- Scuffmaster
  - What is it, application, when to use it, pros & cons



**Pretty. Tough. Paint.**



What the heck is a V.O.C.?



# Before we get to that...



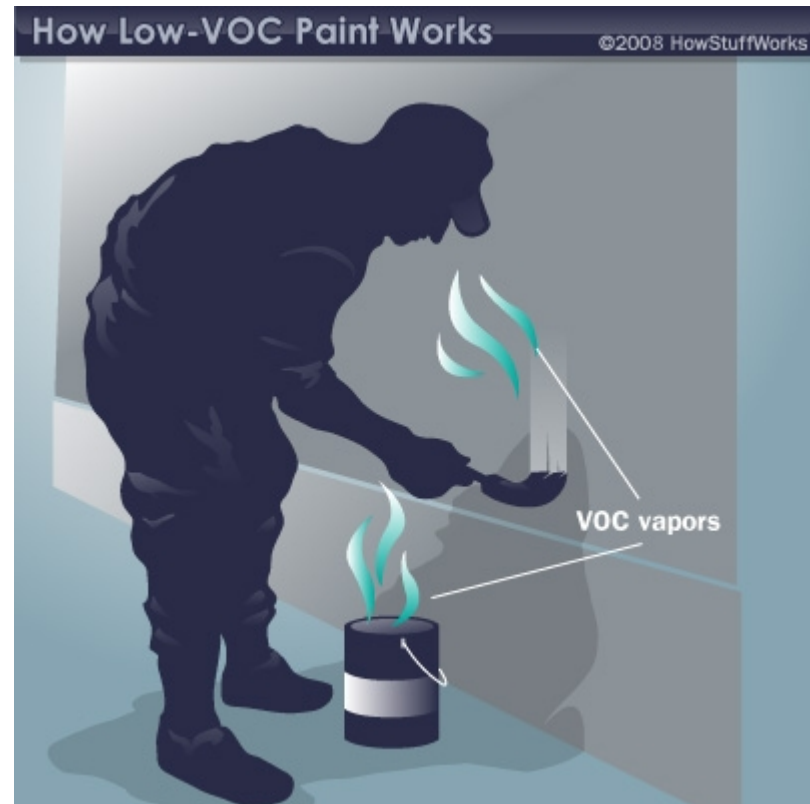
## 3 Components of Paint:

- *Pigment*- The color
- *Binders*- Helps color adhere to surface it is applied to
- *Solvents*- Keeps the paint in a liquid form

# V.O.C.



- Volatile
- Organic
- Compounds



# V.O.C.



- Mainly contained in solvent portion
- Oil based paints have high amounts
- Latex have less





# PCM Services

# PCM Overview



## Built for Property Managers

- Since 1992 we have served property managers throughout the greater Washington-Baltimore Region
- Now over 200 employees strong, we self-perform a full range of parking lot, interior, and exterior services for your property to deliver the responsiveness, expertise, and quality you expect
- Solution oriented, highly trained specialists in all of our trades
- We have always been 24/7/365 to be there when you need us and to work around your tenant's needs
- The bottom line: We make your life easier, while enhancing your tenants' experience

*“Exceeding Client Expectations”*

Built simply for you...



## Property Managers

- ✓ One call
- ✓ Solution focused
- ✓ Specialists in each trade

- ✓ All project sizes
- ✓ Emergencies
- ✓ 24/7/365



**Exterior  
Building  
Services**



**Interior  
Building  
Services**



**Parking  
Lot  
Services**

# Exterior Building Services



- **Concrete** – steps, side walks, curb & gutter, stairs, ADA compliance, dumpster pads, drains
- **Masonry** – tuck pointing, wall repair & restoration, pavers
- **Waterproofing** – leak investigation, caulking/sealant, waterproofing
- **Pressure Washing** – façade cleaning & restoration, garages, graffiti removal
- **Painting** – full building exterior, walls, roofs, soffit, rails, window, garages, dryvit repair
- **Garage Restoration** – spall repair, route & seal (partial & full depth repair), traffic coating, expansion joints
- **Electrical** - wall packs, bollard lighting, spotlights, signs, garages, retro fits & upgrades

# Interior Building Services



## Painting & Flooring:

- Tenant Improvements
- Common Areas
- Drywall Replace/repair
- Specialty Finishes

## Construction Services:

- Tenant Improvements
- Design Build
- Common Area Upgrades
- Special Projects

## Electrical

- LED Upgrade and Retro Fit
- Interior Lighting Maintenance
- Infrared Scanning



# Parking Lot Services

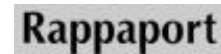


## Parking Lot Services



- **Asphalt** – Lots, drive lanes, paths, full mill & overlay, patching, crackfill
- **Sealcoating**
- **Pavement Marking** – Lines, curbs, stencils, ADA
- **Concrete** – Walks, curbs & gutters, steps, dumpster pads, ADA
- **Power Washing**
- **Electrical** – Pole lights, ground lighting, all parking lot electrical service work

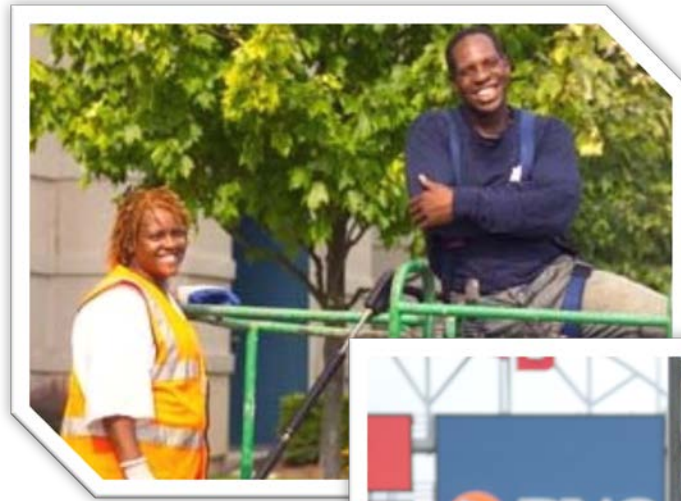
# Partial Client List



# Contact Us



10511 Tucker Street  
Beltsville, MD 20705  
Phone: 301-595-3700  
Fax: 240-553-0540  
[www.pcmservices.com](http://www.pcmservices.com)



*"Exceeding Client Expectations"*