

EXTERIOR PAINTING FREQUENTLY ASKED QUESTIONS

Does someone have to remain home while the painting is being done?

No, in fact most people are not home during the day and arrangements can be made in advance to accommodate your schedule. Our employees are bonded, insured and screened with criminal background and drug checks- so you can feel confident.

What do I have to do in order to get ready for the painters?

For the painting of the exterior there probably is not much at all that you need to do. We will remove the storm windows ourselves and we normally move patio and lanai furniture etc. If you have firewood stacked next to the house or something of that nature then we would ask that you move that approx. 6' away from the areas to be painted. We can move it if necessary however an extra charge may apply.

How often should you have to paint the exterior?

Many factors can contribute to that. The quality of the paint used is of the utmost importance. The amount of nearby trees and shrubbery and whether or not you have an automatic sprinkler system that keeps the house or nearby greenery constantly damp or moist. Window unit air conditioners are a major source of rotted window sills and peeling paint around the window frames and siding below. There are too many factors to take into consideration here, and each home can be different. However a good quality job done by a professional crew under normal conditions should last anywhere from 4-7 years. Call us and we will be happy to evaluate your particular situation and offer you a more precise answer.

How is my property protected during painting?

Drop cloths are used underneath all areas that are being painted. Walkways, lanai furniture and shrubbery are all protected during painting.

What kind of surface preparation is done?

Surfaces are cleaned, all caulking is checked during painting and replaced as needed. All areas are properly scraped and primed prior to the application of the finish coat(s) of paint being applied

How many painters will be at my home?

While every job is different normally you can expect a crew of 2-3 painters

What kind of paint is used? We only use top of the line paints and primers for our customers. Sherwin Williams

is our preferred brand. As to the type of paint being, oil based or latex, homes and requirements are different. We would have to evaluate your home and see what your particular needs are and we are certainly willing to meet your desires.

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What if I don't like the color I picked?

We want you happy upon the completion of your job. Take your time on color selection and utilize color charts ahead of time. We can apply samples on a couple of different areas of your home as well as in different types of lighting. The cost of a few samples of paint is much cheaper than repainting a room or entire house if you end up unhappy with the color chosen. Designed Finishes can provide free consultation on color selection and you can utilize Sherwin-Williams' "Color Vizualizer" app at www.sherwin-williams.com/vizualizer/ to try out different color combinations. If you do not want to change the color of your home, then just ask us to match the existing color and we will most likely be able to do that.

I have oil based paint on my house now, can I switch to an acrylic latex enamel?

Yes. However there are necessary steps that must be taken first in order to assure success. Only use a contractor who is knowledgeable about those steps and one who is willing to explain the proper procedures to you.

How do I get a quotation?

You may either call us or use our "request a free consultation" form on our home page.

If I decide to choose your company, what do I do next?

Contact us and we will review and approve the quotation with you, sign it and schedule your work.

We have rotted wood in some areas. Do we need to have that repaired before the painters come?

Our company can replace rotted wood during the course of a paint job. If rotted wood is discovered during the job, we will notify you right away so that you may decide which course of action to take. We will measure-out the affected area, provide you with a cost estimate and select a sub-contractor to perform the work to your satisfaction.

I have received a number of estimates from different painting contractors and there seems to be a wide variance in prices, why is that?

There are a number of good painting contractors to choose from and what you will normally find is that the established companies are usually fairly close in price. However at times you will get an estimate that is a lot lower than others and at times you may get one that seems excessively high. There could be many factors here.

What can we do with leftover paint from prior years?

Leftover paints and other hazardous waste must be disposed of properly. We will leave any of your unused paint from our project with you for your future "touch-up" needs. If you have old paint that you would like to have us dispose of, per EPA regulations, we can do so at an additional nominal cost.

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The house doesn't look that bad. Why should I paint?

The Florida sun can cause both efflorescence and chalking to occur, particularly in newly-constructed homes that may not have used superior paint products from Sherwin Williams that Designed Finishes utilizes. Regardless, in Florida it is advisable to re-paint your home's exterior, as a minimum, every seven years.

Why is painting so expensive?

Painting, like everything else, is expensive. We realize that. In the last 20 years, our labor cost has increased fourfold. The cost of paint has almost doubled. Insurance for a business is astronomical. So you are absolutely right, it is expensive. But not when you look at the cost of painting compared to carpeting, fabric, wallpaper, and window treatments at about \$10.00 to \$50.00 per square foot compared to painting at about \$1.00 to \$2.00 per square foot, it doesn't seem too bad.

How do I select a good color for the exterior of my house? I want something to set my house off yet that is in good taste.

Your home's exterior is the first impression visitors have of you. You should want it to look good. First, be sure to take into account the fixed colors of your home - stucco, brick, stone work and the roof color. You may want to consider choosing a paint color that will pick up the color from one of these non-painted areas such as a brown that appears in your brick. Generally, you can't go wrong selecting a light color for the body of the house and a darker, complimentary color for the trim. Another way to set your home off is to create an interesting welcoming entrance by painting your front door in a bold color scheme. Designed Finishes can provide free consultation on color selection and you can utilize Sherwin-Williams' "Color Vizualizer" app at www.sherwin-williams.com/vizualizer/ to try out different color combinations. Designed Finishes can also apply sample paint, so you can see how the paint will look on your actual exterior walls. Finally, if you reside in a "deed-restricted community", we will work with your HOA's Architectural Review Board to ensure compliance.

I am developing mildew on my house. What can I do?

Mildew is something that practically every house develops and it must be dealt with a proper understanding of what it is, why it's there and how to get rid of it.

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Why does the wood on my deck warp or cup?

Cupping is a form of warping, and is caused by uneven shrinking or swelling within the individual boards. Shrinking and swelling is normal in wood due to temperature changes, but can be increased if moisture is allowed to enter the wood unchecked, and spacing is not maintained between boards to encourage airflow. When wood is left unprotected it has a tendency to absorb moisture which can cause it to cup or warp. Most standard lumber grades have a high proportion of flat grain (horizontal), while premium lumber, including siding, will be edge grained (vertical). Edge grain lumber has better "paintability". If the decking was not coated on all six sides, which would greatly help to stabilize the dimension of the lumber through reduced moisture intrusion, the moisture content of the lumber may fluctuate between 12% and 20+%. Also, when pressure-treated lumber is improperly positioned with the crown of the growth rings of the wood facing down, versus the proper installation with the crown of the growth rings facing up (i.e., with the ring orientation viewed from one end of the lumber, you should see the half circle wood rings with the round side on top), it will have a greater tendency for moisture absorption and hence a greater opportunity for warping.

Do you paint pool decks, lanais and fences?

Yes, also power washing, staining, sealing and all other types of protective coatings.

How often does a house need to be painted on the exterior?

Tough question! Like our bodies no two houses are perfectly alike. There are many factors that will contribute to the life of a paint job. (Daily sun exposures, amount of shrubbery, moisture presence, soffit and gable venting, etc.) But as a general rule a new paint job in our climate should last anywhere from 4-6 years. But this is a general rule. There are just too many differing factors to list here.

Can aluminum and vinyl siding be successfully painted?

Yes, absolutely. While it is understood that people are cautious and confused about the logic in doing so, there is no reason to hesitate. These products are often sold with the understanding that they are maintenance free. Nothing is further from the truth. These products do require regular maintenance that is, more often than not, never performed because the homeowner believes that they require no maintenance. Periodic washing is needed to remove dirt and oxidation just like your automobile; when this is not done, repainting or replacement will eventually be needed. Obviously repainting is by far the most feasible alternative.

How long should I wait before cleaning my windows after painting?

We always recommend waiting two weeks before allowing any cleaning agents to come in contact with the new paint. Paint dries in a matter of a few hours but all paint goes through a curing process which takes longer..