Paint Maintenance Guide

Eagles Reserve at Boot Ranch

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Products are available at:
OLDSMAR
3927 TAMPA RD
OLDSMAR, FL 34677 3114
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April 11, 2025

Description: EMRLD RNRF EXSA DB	**Product**: K48W01953	**Substrate**: Stucco	**Area**: Walls
Color: 7508 - Tavern Taupe	**Label**: Finish		

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store

Description: LXN SELF-CLN SA EW	**Product**: LX14W0051	**Substrate**: Stucco	**Area**: Walls
Color: 7621 - Silvermist	**Label**: Finish		

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Description: LXN SELF-CLN SA EW	**Product**: LX14W0051	**Substrate**: Stucco	**Area**: Walls
Color: 9173 - Shiitake	**Label**: Finish		

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Description: LXN SELF-CLN SA EW	**Product**: LX14W0051	**Substrate**: Stucco	**Area**: Trim
Color: 7551 - Greek Villa	**Label**: Finish		

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SHERWIN-WILLIAMS

ISLAND PAINTING&WATERPROOFING
April 11, 2025

Description: PI WB ALK UR SG EW	**Product**: B53W02151	**Substrate**: Steel/Ferrous Metal	**Area**: Doors/Metal
Color: 7551 - Greek Villa	**Label**: Finish		

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SHERWIN-WILLIAMS®

Reference Pages

Care and Cleaning of Interior and Exterior Coatings

Background:

Establish procedures to maintain and clean interior and exterior painted substrates. To assure maximum washability and durability, wait at least two weeks before washing the dry paint film. Exterior coatings typically are very soft and flexible to allow for expansion and contraction of the coating during changes of temperature. Any hard scrubbing of standard exterior coatings is likely to damage the film. To clean and maintain the interior and exterior surfaces, we recommend these procedures.

Concentrated Cleaners, Liquid or Dry:

- Read all the package directions before using. It is always recommended to test any cleaner on a small, inconspicuous area prior to use.
- Mix or dilute the cleaner per package instructions. Solution strength may be adjusted depending on amount and type of soil.
- Remove any heavy debris and contaminants.
- Using a sponge or cloth, wash surface dirt and marks.
- Do not allow the cleaner to dry on the surface.
- Always clean from the bottom of a wall to the top.
- Rinse the surface thoroughly.
- Repeat if necessary.

Premixed Spray Cleaners:

- Read all the package directions before using. It is always recommended to test any cleaner on a small, inconspicuous area prior to use.
- Turn spray nozzle to desired spray pattern. (Open with nozzle facing away from you.)
- Remove any heavy debris and contaminants.
- Apply the cleaner to the dirt and marks; apply just enough to wet the area.
- Using a damp sponge or cloth, wipe to remove the surface dirt and marks and any excess cleaner. For difficult stains, some scrubbing may be necessary.
- Do not allow the cleaner to dry on the surface.
- If recommended on the cleaner package, rinse the surface thoroughly.
- Repeat if necessary.
- Return spray nozzle to the closed position.

Cautions:

- Thoroughly read and understand all the label cautions prior to using any cleaner.
- Be sure that the cleaner is appropriate for the dirt/contamination.
- Do not mix together any cleaning compounds containing bleach and ammonia.
- Abrasive cleansers may damage a paint film, use very carefully.
- Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions would be advised.

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.

Care and Cleaning of Interior and Exterior Coatings

The Sherwin-Williams Company
Cleaning Products

SuperDeck® Deck Wash is designed to bring back the fresh, natural look of your deck. Enjoy the self-working, no scrub formulation. This product is an excellent choice to restore your surface or to use as a pretreatment for staining, preserving, or sealing. Use on decks and outdoor furniture made of pressure treated wood, cedar, pine, and most other woods. This product is intended for exterior use only.

SuperDeck® Stain & Sealer Remover is specifically designed to remove most semi- transparent and weathered solid latex and oil-based stains from decks and other exterior wood. SuperDeck Stain & Sealer Remover allows you to change the color of your deck or siding by restoring the natural beauty of the wood. SuperDeck Stain & Sealer Remover can be used on most exterior wood surfaces such as decks, siding and fences and will remove the following stains and finishes:
• Polyurethane and some weathered latex paint.
• Oil-based toners, semi-transparent, and weathered solid stains.
• Water-based toners, semi-transparent, and weathered stain.
• Water-reducible toners, semi-transparent and weathered solid stains.
• Old, weathered, clear protective finishes.
SuperDeck Stain & Sealer Remover will restore color to severely weathered and discolored wood.

SuperDeck® Revive® Deck & Siding Brightener is a fast-acting, ready-to-use cleaner specially formulated for cedar, redwood and other highly resinous exterior woods as well as dense woods such as mahogany. Due to the chemical characteristics of these types of woods, traditional cleaners can leave the surface with an unnatural, darkened appearance. SuperDeck Revive Deck & Siding Brightener will help remove dirt and unsightly stains caused by mildew and algae, gray and weathered wood, tannin bleed and nail bleed as well as stubborn mill glaze (a surface barrier to wood coatings found on most newly installed cedar and redwood) and restore the surface to its bright, clean natural look. SuperDeck Revive Deck & Siding Brightener can be used on any new or existing exterior structure including wood decks, fences, siding, shakes, shingles, boat docks, boardwalks, outdoor furniture, picnic tables, hot tubs, planters, benches, trellises and gazebos.

H&C Concrete Etching Solution is a phosphoric acid-based etcher that has been developed to acid etch concrete surfaces before applying H&C Silicone Acrylic Concrete Sealer, H&C Shield Plus Concrete Stain, and other coatings Uses: • Basement floors and walls • Garage floors, carports and driveways • Porches, patios, walkways, steps • Swimming pool aprons • Recreation areas • Parking structures and parking lots • Retaining walls • Containment areas • Tilt-up construction • Removes efflorescence (alkali salts) • Reduces the pH of new concrete and new mortar joints.

H&C Degreaser is a concentrated heavy-duty cleaner that will remove most automotive fluids (oil, grease, brake fluid, transmission fluid, gear fluid and antifreeze) from concrete and masonry surfaces. Its primary use is to degrease and prepare concrete, block, brick, and masonry. Features: • Removes grease and oil stains
• Prepares surfaces for paints, stains, and sealers • Increases any coating's ability to bond with the surface by providing a clean substrate Recommended Uses: • Stadium Supports • Bridges and Bridge Structures • Parking Garages • Patios and Walkways • Pool Decks • Concrete Driveways • Garage Floors • Block & Stucco Walls • Athletic/Tennis/Shuffleboard Courts • Other Concrete Surfaces • Use prior to etching

BASICS OF TOUCH-UP

Often a painted area needs repair. Usually the damaged area is small and is repaired using a brush and roller. The art of repair is called "touching up" and there are many problems in making the repair as invisible as possible. Prerequisites for achieving good "touch-up" are that the paint be of the same color as the original, from the same manufacturer, from the same batch of paint and, ideally, from the same can, and that the area to be repaired has the same texture and appearance of the surrounding area.

If the "touch-up" patch is visible under all illumination conditions then it is poorly done; if one must search for it, then the "touch-up" is good.

COMPONENTS OF "TOUCH-UP"

Touch-up complaints are often not specific about what aspect makes the repair visible. In fact, there are three separate and identifiable components that can be included in a "touch-up" problem. All three components contribute to the visibility of the repair and stem from the use of different application techniques for the original paint and the repair. Usually a brush repair over an airless sprayed original will be very visible. Most of the following comments concern that situation, but they can also be applied to other combinations. On some jobs one problem may be visible, on others they may occur in combinations. It is much easier to understand the cause of the poor "touch-up" if the problem components are identified.

1. "HALO"

Halo's are created at the edge of the repair by tendrils of paint left by the brush as it enters and exits the area around the patch. Human eyes are very good at determining texture changes and are thus very sensitive to touch-up and "halo" in particular. The texture is more raised in these areas than the main part of the repair, so they produce shadows when illuminated from the far side and reflect light back to the observer when illuminated from the same side.

A painter can make the situation worse by attempting to feather the repair excessively. This creates more edge texture. Halo is diminished if the paint spreads smoothly and continuously over the original layer. If the repair paint thickens in viscosity rapidly as it is spread then it will not level well and the texture at the edge will be especially bad. Thus patching over porous paint, e.g. a flat paint, is more likely to cause a "halo" problem. In the field the "halo" problem may be alleviated by stippling with a brush or otherwise trying to duplicate the texture of the original. Diluting the repair paint by 10-15% may help by accommodating the wicking problem.

2. DIFFERENT SHEEN

This part of the "touch up" problem is noticed as a difference over the whole repair patch particularly at oblique angles. The patch appears either shiny or dull compared to the background. The effect may be accompanied by a "halo".

Features larger than three mil, e.g. brush marks, roller stipple etc., produce shadowing or reflections like the "halo", but not a change in sheen. Sheen differences are due to changes in the way the light is scattered from smaller features, i.e., roughness, in the paint surface. The shape and the arrangement of the paint ingredients are what determine this. Changes in surface roughness are most visible at grazing angles of observation and illumination. This is often the way that poor touch-ups are first noticed. Drying conditions and application technique are important factors in determining surface roughness. Although paint can be formulated to minimize their importance, sheen differences may be seen when the original paint and the repair paint are applied differently or under widely different temperature and/or humidity conditions.

3. COLOR DEVELOPMENT

This problem is much less likely to occur than the other two types of touch-up problem. It most often appears as a difference in the depth of the color rather than a color shift, and can be seen at almost any angle of observation, but particularly near the perpendicular (90°angle) in contrast to the "halo" and "sheen" components above.

Changes in the way light is scattered from within the body of the paint film are most visible straight on for both observation and illumination. Poor color touch-up results from differences in pigment particle separation caused by the differences in application techniques, e.g. brush vs. airless spray. Airless spraying inputs a very great deal of energy into paint and disperses pigment very well. Brushing or rolling shear-rates are two to three orders of magnitude less severe and may not disperse paint components in the same way.

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Protective & Marine Coatings

CARE & MAINTENANCE
HIGH-PERFORMANCE COATING SYSTEMS

Consideration:
It is important to establish proper procedures to clean and maintain all coatings. Efforts should be made to limit exposure of contaminants and environmental conditions that will damage the film. If contaminants remain on the surface, damage will progress at a greater rate than if the surface is regularly cleaned. Likewise, prolonged exposure to adverse conditions (excessive heat, immersion, heavy abrasion, tensile stress and compression, etc.) will also reduce the service life of the coating.

Curing Requirements:
Cleaning procedures shall not be performed for at least 14 days following full cure of coating film. If applied at temperatures under 50°F, cleaning shall not be performed for at least 28 days following full cure of coating film. Application methods shall include efforts to provide a suitable environment during curing stages.

Recommendations for maintaining high-performance coatings:

Note: *The frequency of maintenance is dependent on the amount of contamination that accumulates on the coating film. Dirt, dust and other contaminants left on the film will dull the finish. Liquids and biological matter may stain, discolor and damage the finish. Exterior applications may increase the potential for exposure to environmental chemicals such as chlorides, acids, hydrocarbon gas, biologicals, etc., which will damage the coating film over time.*

1. The coating film must be wiped regularly with soft cloths to pick up fine abrasives and resist staining from dirt and dust. Stiff brushes, harsh cloth materials and abrasives may scratch and reduce the sheen of the coating.

2. As the film becomes soiled, it should be wiped and/or scrubbed with an appropriate cleaning solvent and properly rinsed. Each cleaning procedure should begin with clean, potable water and progress to other solvents as required per the contaminating material. Avoid cleaners containing alcohol, chlorine or hydrogen peroxide when cleaning water-based paints. Always test cleaning procedures and solvents on a small, inconspicuous area prior to use. If the results of the test are undesirable, consider alternate methods or cleaners.

3. Remove spilled materials immediately before they have a chance to soften or damage the finish. Spills of caustics, acids, solvents or other harsh liquids that are allowed to remain on the film may soften, discolor or completely remove the coatings. Biological materials (mold, excrement, insect nests, etc.) may contain acids and could have a similar effect.

4. If stains do occur, begin removal with a mild solution. Progress to stronger cleaners or removers if necessary. Stronger solutions may dull the film. Inks, dyes and stains-which are result of a chemical attack or reaction, including tire stains, may never be completely removed without removing a portion of the film.

5. If caustic cleaning solutions or solvents are required to remove the stain, the finish may become dull. For this reason, aggressive cleaners should be removed promptly and rinsed to avoid prolonged exposure.

6. Exposure to excessive or prolonged heat will discolor or damage the coating film and should be avoided. Do not expose the film to open flame or temperatures in excess of 200°F.

7. For coatings that are not intended for immersion conditions, standing water must be removed to prevent softening of the coating film. Long-term or repeated exposure to high moisture or immersion conditions will reduce the service life of the coating film. Do not place materials that hold or trap water on the coating film, as this will reflect immersion conditions and create the potential for failure.

8. Excessive abrasion of the surface will result in damage to the coating film. Do not affix hangers or hard surfaces to the coating film as movement could potentially damage the film over time.

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9. Rusted metals may stain the coating film and should not be placed in contact with the coating. Rust-bleed should be removed immediately to reduce the potential for staining.

10. Repair gouges and scratches as soon as possible. If primer or intermediate coatings become exposed, repair the finish coating as soon as possible as per the manufacturer's recommendations to prevent chalking of the underlying film which could cause the top coat to delaminate. If the substrate becomes exposed, repair using all layers of the coatings system whenever possible as per the manufacturer's recommendation to protect the substrate and prevent corrosion of the substrate. If repair of the full system is not possible, consult a Sherwin-Williams Protective & Marine Coatings representative for a recommendation.

11. Over time, over-coating or removal and recoating will be required to protect the substrate. If excessive wear of the coating film is noted, consult a Sherwin-Williams Protective & Marine Coatings representative to assist in determining the best options.

Cautions:

1. Thoroughly read and understand all the label cautions prior to using any cleaner.
2. Be sure that the cleaner is appropriate for the dirt/contamination.
3. Do not mix together any cleaning compounds containing bleach and ammonia.
4. Abrasive cleansers may damage a paint film, use very carefully.

WARNING:

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Disclaimer:

The information and recommendations set forth in this Care & Maintenance Guide are based upon industry recognized principles and procedures. Such information and recommendations set forth herein are subject to change and pertain to information offered at the time of publication. Consult your Sherwin-Williams Protective & Marine Coatings representative for further recommendations and consultation.