

**Avian Place Painting Approval/Inspection Form for Owners Doing Self-Painting 2017**

Name \_\_\_\_\_ Address \_\_\_\_\_

Painting Process Will Begin: \_\_\_\_\_ Today's Date \_\_\_\_\_

Color Scheme # \_\_\_\_\_ Body Color # SW \_\_\_\_\_ Trim Color # SW \_\_\_\_\_

**\*\*These are the correct colors for this address as certified by \_\_\_\_\_\*\*  
(Painting Committee)**

**\*DO NOT buy any paint until your request has been approved!**

Please return form (pages 1-3) and all information to the address below:

AVIAN PLACE HOA  
C/O SCHOO MANAGEMENT  
CLUBHOUSE OFFICE  
3555 MILAN DRIVE  
FORT MYERS, FL 33916  
Office: 239-931-0172  
Fax: 239-931-0324

The above request for painting at \_\_\_\_\_ (address) has been:

**PAINTING REVIEW COMMITTEE:** \_\_\_\_ NOT approved \_\_\_\_ Approved and Recommended to the Board of Directors

\_\_\_\_\_  
(Signature of Chairman of Painting Review Committee)

Comments: \_\_\_\_\_

**\*\*These are the correct colors for this address as certified by \_\_\_\_\_\*\*  
(Painting Committee)**

**FINAL APPROVAL WILL BE VOTED ON AT THE AVIAN PLACE HOA BOD MEETING**

DATE \_\_\_\_\_: TIME \_\_\_\_\_

**BOARD OF DIRECTORS AVIAN PLACE:** \_\_\_\_ NOT approved \_\_\_\_ Approved

\_\_\_\_\_  
(Signature of BOD Representative) \_\_\_\_\_ (Date)

Comments: \_\_\_\_\_

### **SPECIFIC STEPS AND PRODUCTS TO BE USED:**

- 1. Pressure cleaning-all exterior surfaces** should be pressure cleaned at a minimum of 3000 lb. PSI to obtain a sound substrate and to remove loose paint and surface contaminations (deposits, mildew, algae). Algae and mildew should both be removed using bleach and water. Protect shrubbery from effects of bleach.
- 2. Primers and Sealers:** after proper cleaning, stucco surfaces should be sealed with **Sherwin Williams Loxon Guide Coat 100% Acrylic Conditioner A24 Series**, which seals chalking and allows paint to adhere.
- 3. Patching (will be done after sealer coats applied, but before finish coat of paint):**

a. All hairline cracks and shrinkage cracks of less than 1/16 of an inch or smaller shall be bridged using Sherwin Williams Con Seal Textured Elastomeric Patches A5 Series by applying the product generously over the center of the crack. Then using a broad knife or brush, feather the material out on both sides of the crack and crowned on center to allow for any movement.

b. All cracks great than 1/16 of an inch should be routed out to form a "V". The joint should be cleaned and then primed using Sherwin Williams Loxon Guide Coat 100% Acrylic Conditioner A24 series. Caulk the joint using Pro Select Stampede One Component Polyurethane Sealant. Then apply a coat of Sherwin Williams Con Seal Textured Elastomeric Patches A5 Series in a similar manner to the hairline cracks above.

c. Loose, broken or spalled stucco is to be removed repaired with new stucco coating. Conform your patch to match existing surfaces. All replaced stucco must cure a minimum of three (3) days and must be primed using Sherwin Williams Loxon Guide Coat 100% Acrylic Conditioner A24 Series.

d. All previous crack repairs that have re-opened are to be treated as noted in a and b above. Note: remove existing material applied on initial repair. All repairs are to be textured in a way that will match the adjoining surfaces as closely as possible.

**NOTE:** This specification does not address the repair of concrete or structural damage. A structural engineer of the owner's choice should address these repairs. Without proper repair to these areas you may see some deterioration of the paint coatings.

#### **4. Caulking (after sealer coat but prior to application of finish coats)**

a. All deteriorated sealants are to be removed and the joints wiped in Xylene. These joints and the ones listed below are to be caulked using Sherwin-Williams Select Stampede One Component Polyurethane Sealant, caulking as needed below:

- \*window and door perimeters (metal to stucco joints only)
- \*windowsill returns and slides
- \*tops and sides of decorative bands
- \*stucco control joints
- \*building expansion joints
- \*all penetrations including electrical and plumbing fixtures
- \*all vertical changes in wall directions
- \*between dissimilar materials such as wood to stucco, metal to stucco, etc.
- \*wood to wood butt joints

All sealant joints are to be a minimum of 1/2 inch wide. This will allow for atleast 1/4 inch adhesion to both sides of the joint.

**5. Painting--**paint coatings are not to be applied during adverse weather conditions. Apply thick enough coats with a deep enough roller to cover the uneven surfaces of the stucco. Use a brush for small areas and to cut in. Use a small, thin roller for any doors and door trim. Use a brush for small areas and to cut in around doors.

a. **Primer:** Sherwin Williams Exterior Alkyd Primer Y24 Series

b. **Finish Paint:** Sherwin Williams Super Paint Exterior latex Satin A89 Series

### **Avian Place HOA BOD Painting Standards:**

A complete repainting of a home should include: power wash of entire building, sealing cracks, removal of failing caulk, recaulk of doors and windows, prep and painting of exterior stucco surfaces, doors, and trim. Repaint should include entry doors (front and back), repairing damaged and missing stucco, repairing all masonry cracks (both hairline and larger) and power washing of sidewalk, fascia, and gutters. No paint shall be allowed to get on windows, lanai floors, porch floors, landscaping, driveway or sidewalks. ***Please contact the Painting Inspector to inspect each step of the below process before you proceed onto the next step:***

Name \_\_\_\_\_ Address \_\_\_\_\_

Painting was completed on \_\_\_\_\_ (date)

As certified by \_\_\_\_\_ (Inspector) \_\_\_\_\_ (date)

**Painting Inspection Steps to Be Completed With Your Inspector:**

\_\_\_\_\_ power wash of exterior, lanai, entrance sidewalk of building (date completed and inspector's initials) \_\_\_\_\_

\_\_\_\_\_ repair of missing or damaged stucco (date completed and inspector's initials) \_\_\_\_\_

\_\_\_\_\_ sealing hairline and larger cracks (date completed and inspector's initials) \_\_\_\_\_

\_\_\_\_\_ prep and sealing of all stucco surfaces (date completed and inspector's initials) \_\_\_\_\_

\_\_\_\_\_ painting of stucco and inspect for paint splatters and drips (date completed and inspector's initials) \_\_\_\_\_

**Final Paint Inspection:** \_\_\_\_\_ (Inspector) \_\_\_\_\_ (Date)

**\_\_\_\_\_ garage area front body of home painted**

\_\_\_\_\_ garage area front body of home painted \_\_\_\_\_ garage front trim on home completely painted

\_\_\_\_\_ area above garage repaired or caulked, painted \_\_\_\_\_ vertical trim board painted

\_\_\_\_\_ house numbers painted black (if needed)

**\_\_\_\_\_ front entryway area completely painted**

\_\_\_\_\_ body on side of home leading to front door painted \_\_\_\_\_ trim on side of home leading to front door painted

\_\_\_\_\_ front entryway body/ceiling painted \_\_\_\_\_ front entryway trim painted \_\_\_\_\_ front door painted

\_\_\_\_\_ privacy wall painted \_\_\_\_\_ top of privacy wall painted

\_\_\_\_\_ front divider wall painted \_\_\_\_\_ front wall above entryway (including rectangular trim) painted

**\_\_\_\_\_ side of home body painted** \_\_\_\_\_ no visible hairline or larger cracks \_\_\_\_\_ side of home completely painted

**\_\_\_\_\_ back of home completely painted**

\_\_\_\_\_ back of home body wall painted \_\_\_\_\_ back privacy wall painted

\_\_\_\_\_ lanai has been power washed \_\_\_\_\_ back door painted white

\_\_\_\_\_ lanai walls painted \_\_\_\_\_ lanai floor painted

\*ONLY Sherwin Williams paint products can be used to prep and repaint your home. Original colors only may be used on the exterior of your home. Contact Schoo Management for Color Numbers. You may be asked to submit copies of power washer rental forms, and receipts for paints and supplies purchased to the Painting/Architectural Review Committee upon completion of your repaint. **Failure to comply with all stipulations set forth by Avian Place HOA BOD Painting Standards may result in repainting, fines, and/or legal action. DO NOT buy any paint until your request has been approved!**

**I agree to abide by the Avian Place HOA BOD Painting Standards and use only Sherwin Williams products. I agree to hold harmless the Avian Place HOA for any accidents or damages that may occur while painting.**

\_\_\_\_\_  
*Signature of Owner (Painter)*

\_\_\_\_\_  
*Date*

NOTES: \_\_\_\_\_