

PAINT PRODUCTS RECOMMENDED TO PREVENT MOISTURE INFILTRATION

by

David A. Wojcieszak, P.E., CIAQP

Wojcieszak & Associates, Inc., P.O. Box 2528, Stuart, Florida 34995

E-Mail: david@dwojo.com

(772) 286-8696

Cleaning

Prior to the application of any paint or sealant, the surfaces must be properly cleaned. A mixture of trisodium phosphate and bleach shall be used. The chemical can be purchased at any paint store. Follow mixing directions on the box. Pool chlorine is recommended in lieu of household bleaches. The pool chlorine has less additives. Again, follow the directions on the box for proper mixing quantities. The trisodium phosphate solution may also be used to clean interior surfaces. Remember to take proper precautions with any cleaning agent. Use only in a well ventilated area.

Soffit Vents

Soffit vents can be sealed using several different methods, depending on the soffit vent material used. A continuous vent made of perforated plastic, metal or screen can be closed using several coats of a Benjamin Moore patch material, Moore Elastic Patch Grade, Product No. 05401. The patch material can then be painted to match the surrounding soffit color.

Exterior Paint

Several paint products can be used to seal the exterior surfaces of the building. Benjamin Moore Moor Glow, Product No. 096, is a semi-gloss breathable paint. Porter manufactures a breathable elastomeric, Porter-Flex 6000, which can also be used. A low luster acrylic latex, Benjamin Moore Product No. 185, is also suitable. Several types of

primers are used prior to the application of the final finish. Apply Benjamin Moore Product No. 066 to clean masonry surfaces. Use Product No. 077 for chalky masonry surfaces. Product 094 is used for wood surfaces. A fungicide, added to the paint, is recommended. These paints contain additional chemicals which help seal the exterior envelope better than other products and still allow the wall to dry to the exterior. Non-breathable elastomerics are not recommended.

Exterior Sealant

The preferred clear exterior sealant is "Spa & Deck," manufactured by Tropideck.

Interior Primer

Interior painted walls can be primed with an alkyd primer/sealer similar to Benjamin Moore Product No. 245. This is a breathable primer/sealer which may be used to cover walls after they have been cleaned of mold and mildew and prior to the application of paint or wallpaper.

Specific questions or problems can be directed to Dave Hanlon, the Benjamin Moore representative. His fax number is (772) 878-7706.