

FIRST IMPRESSION – PAINTING 101!

The first impression you make is important. This is especially true for the outside of your home and its curb appeal. The Florida sun and rain can be demanding, so many homes that have not had proper maintenance do not make a good first impression.

My Florida homes have had stucco exterior that were approximately 10 years old and needed some TLC! If you have a single-story home that needs some attention, you may consider trying to “do it yourself”! In order to do the job correctly, it involves several steps.

CLEANING – I like to first clean the house with a product called “Krud Kutter”. This works great ... especially on plastic eaves, metal gutters and downspouts, and stucco walls. I like to mix the solution in a plastic pump sprayer. Wet down the area and then spray the solution. Let the solution stand for a few minutes and then scrub with a soft brush or car wash mitt. Any stained areas or animal nests (Mud doobers, etc...) may require a second application. A final rinse and you're ready for the next step.

CAULKING – This is an important step that should not get skipped. I like to use good quality latex caulk. Caulk the seams around your metal fascia. Caulk around the windows and any inside corners that will make your painting easier. My home had foam sconces all around the front of my house. By caulking these, I made them much stronger, and it was a lot easier to paint them later. The key to a good caulk line is keeping it wet. Have a cup of water that allows you dip your finger and then spread your bead of caulk to make it look nice! After some practice, you will get the system down. I previously built and maintained a log home, so I have had lots of practice!

PAINTING – I have had great success with Sherwin Williams and Behr brand paints. I prefer to paint with a two-coat process on stucco. The first coat to use on stucco is Sherwin Williams Loxon XP Masonry Coating. (Behr has a similar product). No need to prime first on worry about caulking small cracks. Loxon XP can be applied directly to the stucco and helps protect against cracking and weathering. It rolls on thick, so use a thick nap ($\frac{3}{4}$ " for most jobs).

Look for seasonal sales that offer 30% - 40% from Sherwin Williams!

I like to do all my “cut in work” first. This is painting all the areas with a brush that you will not be able to reach with a roller. I prefer a 2 ½" flat brush for most areas and 1 ½" angle brush for window sashes and tight spots. Do the high areas first with a ladder if necessary. Paint around the windows, faucets, etc... Get a piece of cardboard to lay on the ground to help keep your brush clean as you paint at the bottom edge. After all the cut in work is done, load your paint tray and “*get ready to roll!*”

This is where the masonry paint “*shows you the money!*”! You will love how one thick coat will cover and seal all the cracks and imperfections. A roller extender (I like the Purdy brand) allows you to increase your reach and do the job much faster.

After the first coat dries, you will be ready for the top coat. I like Sherwin Williams SuperPaint Exterior Acrylic Latex paint or similar Behr offering to offer outstanding performance and protect against the elements. This second coat of paint will go on smooth and help resist fading and peeling. Once again, after your cut in, roll on the SuperPaint. You will use more Loxon XP than SuperPaint. Measure your surface area to estimate how much paint you will need.

The finished product has a rubbery, durable feel to the touch. It is easy to keep clean, especially if you have gutters and downspouts. Many Florida homes are built without gutters. We added them at our current house and used Bobby with Montgomery Aluminum in St. Augustine. We chose black gutters and were really pleased with the job that Bobby and his crew completed for us.

We are very pleased with how our home looks and feel that using good paint and two coats is justified. I feel properly maintaining your stucco is a good idea to help protect the investment that is your home.

And you will make a good first impression!

John Lawrence is a full time Realtor and Broker Associate with First Coast Realty, Inc.

He moved to Northeast Florida in 2012 from the Midwest and now enjoys ...

“Living the Dream in St. Augustine” with his wife and children!



John Lawrence

Broker Associate

904.570.5553

www.JohnSellsStJohns.com

johnlawrence@JohnSellsStJohns.com



904-570-5553

