

## PAINTING PROJECT CRITERIA

- A. Aesthetics
  - 1. Increase or maintain property value
  - 2. Work well with environment, landscaping, roof color, etc.
  - 3. Earth tones wear better than bright colors
  - 4. Historical lean verses focus toward the future
  
- B. Lighting and Temperature
  - 1. Tinting or fading in regards to exposure - Ultraviolet sun radiation
  - 2. Light colors reduce inside temperatures - Heat deflecting
  - 3. Dark colors absorb heat - Heat absorption
  - 4. Interior lighting - light ceilings create illusion of openness and brightness
  
- C. High quality paint for optimum performance
  - 1. Variable temperatures, extreme heat
  - 2. Length of service
  
- D. Type of Sheen - Flat does not show imperfections as much as shiner sheens. It is also more easily touched-up (per Matt our Painting Consultant).
  
- E. Considerations
  - 1. Consideration of resident's comments regarding color choice selections
  - 2. Paint - Least costly part of painting project
  - 3. Labor - Most expensive part due to:
    - a. Scaffolding (building and tear down)
    - b. Maintenance such as pressure washing
    - c. Repair prior to painting
    - d. Taping preparation

### Resources

Information obtained from painting contractor consultant

The Master Painters Institute - Gold Standard for judging paint

Revovia - Creating a Plan for Your Condo Association

Successful Painting Projects Requires Plenty of Front-end Planning  
By Maryellen Lo Bosco

Product Data Sheets - Paint characteristics sheet  
Volatile organic compound - VOC