



**RECOMMENDATION FOR REPAINT**



**PROJECT:**

**SUN KETCH I  
NAUTILUS WAY  
(All Residential Buildings & Pool House)  
Treasure Island, Florida 33706**

**REVISED Date: September 20, 2022**



**JOANN GELTMAN  
PPG INDUSTRIES, INC.  
FLORIDA WEST REGION**



## EXTERIOR PAINTING RECOMMENDATIONS

**Project:**

**SUN KETCH I**

**Nautilus Way**

**Treasure Island, Florida 33706**

**SCOPE OF WORK:**

- (97) Residential Units
- Pool House

**Prepared For:**

**Ameri-Tech Property Management, Inc.**

**6415 1<sup>st</sup> Avenue South**

**St. Petersburg, Florida 33707**

**Attn.: Gloria Reed, LCAM**

**Office: 727-726-8000 Ext. 504**

**Email: [greed@ameritechmail.com](mailto:greed@ameritechmail.com)**

REVISED Date: September 20, 2022

After careful inspection of the surfaces on the **Sun Ketch I** buildings, these are the recommendations for a PPG Paints exterior repaint.

The PPG Paint Representative will make inspections while the application is in progress to ensure a quality application. This recommendation is not a warranty. The Seven (7) Year Material & Labor Warranty will be issued upon completion and acceptance.

If there are any questions concerning these recommendations, please do not hesitate to contact me at the number below.

Sincerely,

***Joann Geltman***

Joann Geltman

Key Account Manager

PPG Industries, Inc.

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## 1. **SCOPE**

### 1.1 **General**

The work required consists of all preparation, painting, finishing work and related items necessary to complete work described in the recommendations and listed in the Painting Schedule herein.

### 1.2 **Scope of Work**

Without restricting the volume or generality of the above, the work to be performed shall include, but is not limited to the following:

- a. Pressure washing all exposed exterior surfaces to receive paint.
- b. **Caulking of all exposed cracks, voids around window openings, and doors.**
- c. Masonry Repair/Patching.
- d. Coating of substrates.

## 2. **SUBSTRATES NOT TO BE PAINTED**

- 2.1 Surfaces not to be painted shall be left completely free of droppings and accidentally applied materials resulting from work required under this recommendation. In general, surfaces such as chromium, copper, lead, stainless steel, and plastics shall not be painted.

## 3. **MATERIALS**

### 3.1 **Specified Materials**

- a. All materials are to be supplied by the PPG Paint Store.
- b. All paints shall be delivered in the original and unopened containers, plainly marked with proper designation of the product and color.
- c. The paint shall be used and applied per the label and data sheet instructions and the paint shall not be modified or extended other than provided for in these instructions. The correct surface preparations and condition of surface shall be rigidly adhered to. Data sheets may be obtained from the local PPG Paint representative.
- d. All coating materials shall be subject to inspection by OWNER or his designate.

## 4. **MATERIAL, EQUIPMENT AND LABOR**

- 4.1 The painting contractor shall furnish all labor, tools, equipment, scaffolding, and/or other structure and supervision required for the cartage, unloading, storage, surface preparation, application, and cleanup of the paint and allied products covered by this Recommendation.

## **5. MINIMUM RECOMMENDATIONS**

- 5.1 If instruction contained in the Recommendation, bid documents, or the Painting Schedule are at variance with the paint manufacturer's instructions or the applicable standards and codes listed, surfaces shall be prepared and paint applied to suit manufacturers published data sheets and instructions.

## **6. SAFETY**

- 6.1 All pertinent safety regulations, both owners and OSHA's shall be adhered to rigidly. In addition all safety precautions noted on the manufacturer's Product Data Sheets, Product Labels and Material Safety Data Sheets (MSDS) are available from the local PPG Paint Store.

## **7. RESOLUTION OF CONFLICTS**

- 7.1 The contractor shall be responsible for requesting prompt clarification when instructions are lacking, conflicts occurring in the recommendation and/or paint manufacturer's literature, or the procedure specified is not clearly understood.

## **8. COORDINATION OF WORK**

- 8.1 The contractor shall be responsible for coordination of his work with other crafts and contractors working at the project site and with OWNER.

## **9. JOB SITE VISITATION**

- 9.1 The contractor shall be responsible for visiting the project site and familiarizing himself with the job and working conditions.

## **10. SURFACE PREPARATION**

### **10.1 General**

- a. All surfaces to be painted shall be thoroughly washed under high pressure incorporating a solution of water and TSP to completely remove all dirt, dust, chalking, grime, and loose flaking paint. To remove mold or mildew, add hypochlorite type household bleach to the washing solution. Wear protective glasses, rubber gloves, and suitable protective clothing to avoid eye or skin irritation. Thoroughly rinse all residues possible from the cleaning solution.
- b. Surfaces shall be clean, dry, and adequately protected from dampness prior to painting.
- c. Surfaces shall be free of any foreign material, which may adversely affect adhesion or appearance of applied coating.

## 10.2 **Ferrous Metal**

### **Previously Painted Surfaces**

- a. Should be thoroughly cleaned free of dirt and/or other contaminants.
- b. All loose or peeling paint should be removed by scraping, sanding, and/or wire brushing.
- c. All rust spots should be removed by sanding and wire brushing.
- d. Hard or glossy paints should be dulled by sanding to insure maximum adhesion.

## 10.5 **Masonry Substrates**

- a. Sealer is to be applied within 72-hours of pressure cleaning and it may be applied by roller, brush or spray (not to exceed 300 square feet per gallon). Use PPG Perma-Crete Interior/Exterior Acrylic Masonry Surface Sealer 4-808/4-809.
- b. After the stucco cures apply a skim coat of PPG Perma-Crete Pitt-Flex Elastomeric Brush Grade Patching Compound 4-1000 Series on the area where the new stucco joins the older material. This procedure is done to avoid future cracks at the interface.

**Note:** Testing for coverage and other conditions related to this project is the contractor's responsibility.

## 10.6 **Masonry Repair & Patching Procedures**

- a. Prior to any masonry patching all cracks shall be sounded out, cut out, and sealed with the specified bonding sealer.
- b. Cracks less than 1/32" will be cleaned, primed with a sealer, and with PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series for added strength.
- c. Cracks between 1/32" & 5/64" will be V'd out, cleaned, primed with a sealer, then filled and covered with PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- d. Cracks greater than 5/64", stairway block cracks or large movable cracks, will be dug out, cleaned, primed with sealer, then filled with PPG PITT-FLEX ELASTOMERIC ACRYLIC URETHANE SEALANT or approved equal. After the caulking cures completely apply by trowel or putty knife a coat of PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- e. Areas where hairline cracks from a spider web pattern, will have applied a trowel coat of PPG PITT-FLEX ELASTOMERIC BRUSH GRADE PATCHING COMPOUND 4-1000 Series.
- f. Unforeseen conditions can arise while doing the normal masonry crack repair. Should the Contractor find any area(s) of loose, disbonding or hollow sounding masonry; notify the Owners Project Representative immediately

Any additional masonry replacement must be approved in writing by the Owners Project Representative. This additional work is to be handled on a time and material basis.

- g. Concrete primer and concrete patching material shall be approved by the PPG Paint Representative before application.
- h. All vines and other plants attached to the stucco should be removed.
- i. All chalk, mud stains, mildew, efflorescence, and any other contaminants or stains should be removed by pressure washing and scrubbing, utilizing detergents or other chemicals as required to remove the stains or contaminates. Failure to completely clean the surface could result in stains bleeding through the finish coat of paint and/or failure of the topcoat to adhere properly. Any areas where stains cannot be completely removed should be tested for tendency of stains to bleed through the newly applied coating prior to painting the entire surface.

10.7 **Caulking**

- a. All caulking will be checked for deterioration, cracking, splitting and loss of adhesion. Where signs are present, old materials will be dug out and replaced with a continuous bead of caulking, tooled in a professional manner. All caulking that is to be re-applied, will be wiped with a solvent to remove all surface dirt or any other substances that may affect the bond of the new caulking material. This procedure is for sound caulking.
- b. Utilize as the caulking standard PPG Porter TOP GUN 400 Elastomeric Acrylic Urethane Sealant PP1418, where needed.

**11. COATING APPLICATION**

11.1 **Workmanship. General**

- a. Only skilled mechanics shall be employed. Application may be by brush, roller, or spray.
- b. The contractor shall protect his work at all times and shall protect all adjacent areas by suitable covering or other method during progress of his work. He shall remove all paint spots from concrete and other surfaces. He shall remove all rubbish and accumulated materials of whatever nature not caused by others and shall leave his work area in a clean, orderly and acceptable condition.
- c. Remove and/or protect hardware, accessories, factory finished work and similar items. Upon completion of each area, the contractor shall carefully replace all removed items.
- d. All materials should be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles, and excessive roller stipple.
- e. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, the surface shall be covered by additional coats until the paint film is of uniform finish, color, appearance, and coverage, at no additional cost to OWNER or The PPG Paint Company.
- f. All coatings shall be applied in a workmanlike manner without brush marks or other defects.
- g. Drying time between coats shall be per label instructions.

- h. Thinning shall be done only if necessary for the workability of the material and then only in accordance with label instructions using only the recommended solvents.
- i. No coating should be applied when the SURFACE TEMPERATURE is below 50 F or above 100 F.

## **12. COLOR SCHEDULE**

- 12.1 To be selected by OWNER or his designate.

## **13. INSPECTION**

- 13.1 After surface preparation is completed on each building, it shall be inspected and approved by OWNER or his designate.
- 13.2 After prime coat is applied, it shall be inspected and approved by OWNER or his designate before applying finish coat.
- 13.3 All work during application is subject to inspection by the OWNER or his designate.
- 13.4 When painting is completed, an inspection will be made to determine if recommendations were followed prior to final approval by OWNER or his designate, Property Manager and PPG Paint Representative.
- 13.5 Any questions concerning these recommendations should be clarified prior to commencing job.
- 13.6 Any changes to these recommendations would require the written approval of the OWNER or his designate.

## **14. PERMITS AND INSURANCE**

- 14.1 The contractor shall obtain, at his own expense, all permits, licenses, and inspections and shall comply with all laws, codes, and ordinances promulgated by authorities having jurisdiction which may bear on the work.
- 14.2 The contractor agrees to maintain, at his own expense, insurance policies in such an amount and payable in such a manner as will protect the customer and contractor, including Workman's Compensation, in statutory amounts and Public Liability Insurance. The contractor is to take all necessary and reasonable safeguards to protect the public and all parties during the course of work.
- 14.3 The contractor shall indemnify and save the customer and all his agents and employees from all suits, actions or claims of any characters, name or description brought for or on account of any injuries or damages received or sustained by any person or persons or property on the account of neglect or fault of the contractor, his agents or employees in the execution of said contract.
- 14.4 Lien Waivers required before final draw.
- 14.5 Certificate of Insurance, naming the owner or his designate CO-insured, copy provided at start of work.

**15. SUN KETCH I – PAINTING AND FINISHING SCHEDULE (EXTERIOR)**

- BASE BID:** All outlined work within this attachment “minus” the Options below.
- OPTION #1:** Contractor to Provide “Cu. Ft. Price” for Concrete Restoration.
- OPTION #2:** Contractor to Provide “L. F. Price” for Corner Bead Restoration.
- OPTION #3:** Contractor to Provide “Sq. Ft. Price” for Stucco Restoration.
- OPTION #4:** Clean, Prep & Paint Remaining Breezeway Stucco Walls & Door (Into Garage) (Owner Responsibility)
- OPTION #5:** Clean, Prep & Paint Rear Lanai Floors (Owner Responsibility)

**Exterior Caulking: Utilize PPG Top Gun 300 Elastomeric Acrylic Sealant #1416:**

Existing sealants are to be inspected for signs of deterioration. Completely remove sealants where deteriorated and clean the void to a sound substrate. Apply primer / sealer prior to the installation of the sealant. It is the Contractors obligation to reduce the “Open Time” of prepared joints to receive the specified sealant.

**Exterior Buildings Masonry, Wood (2<sup>nd</sup> Floor Front Railings only), Soffits, All Aluminum Trim, Fascia & Gutters, Bands, Single Wall in Breezeway (Remaining walls – Option #4), Masonry portion of Air Conditioning Stands, Wood Vents, Pool House Area (All Walls of Building, Posts and Stucco Wall), Etc.:**

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 3000 PSI).

Pretreatment: Perform all necessary repairs to cracks and voids as outlined.

**1<sup>st</sup> Coat:** PPG Perma-Crete Acrylic Surface Sealer #4-808. (Clear)

**2<sup>nd</sup> Coat:** PPG Acri-Shield MAX Satin Acrylic Exterior Paint #739 Series.

**NOTE:** This system applies to the PVA Shutters.

**NOTE:** Ceiling of Pool House to be “Cleaned Only.”

**NOTE:** Windows will be covered prior to painting.



**Exterior Metal Items “Painted to Blend” Conduit, Utility and Electrical Panels, Etc.**

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 3000 PSI).

Pretreatment: Mechanically abrade all rusted areas and spot prime with PPG Universal Primer #4360 Series.

**1<sup>st</sup> Coat:** Follow with adjacent coatings.

**2<sup>nd</sup> Coat:** Follow with adjacent coatings.

**NOTE:** NEW electrical boxes (if painted) needs 1 full coat of Universal Primer #4360.



**Exterior Vinyl:**

Clean Only.

**Exterior Doors and Frames: (Front Breezeway Door, Rear Patio Door & Upper Unit Entry Door):**

Pretreatment: Hand clean with bleach and water and rinse clean.

Pretreatment: Scuff sand and solvent wipe with denatured alcohol all areas.

Pretreatment: Feather sand all peeling areas to stability and spot prime.

Pretreatment: Spot prime (wood) with PPG Seal Grip Acrylic Universal Primer #17-921XI.

Pretreatment: Spot prime (metal) with PPG Speed-Hide Rust Inhibitive Primer #6-208 Series.

**1<sup>st</sup> Coat: PPG Break-Through Satin #V50 Series.**

**2<sup>nd</sup> Coat: PPG Break-Through Satin #V50 Series.**

**NOTE:** Exterior Side Only.



**Exterior Metal Garage Doors:**

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 3000 PSI).

Pretreatment: Mechanically abrade all rusted areas and spot prime with PPG Universal Primer #4360 Series.

**1<sup>st</sup> Coat: PPG Perma-Crete Acrylic Surface Sealer #4-808. (Clear)**

**2<sup>nd</sup> Coat: PPG Acri-Shield MAX Satin Acrylic Exterior Paint #739 Series.**

**NOTE:** Exclude NEW garage doors.



**END OF BASE BID – EXCLUSIONS & OPTIONS TO FOLLOW:**

**EXCLUSIONS:** Please omit and exclude the following items.

- 1) Color change.
- 2) Balcony (rear) & Breezeway Railings. (Front railing included in base bid)
- 3) All Hurricane Shutters.
- 4) All Floors. (Lanai patio floor – OPTION #5)
- 5) Factory Finished Items.
- 6) All signage.
- 7) All windows / frames.
- 8) All sliders / frames.
- 9) All Screen & Solid Enclosure framing, panels, Doors, etc.
- 10) All light poles / light fixtures.
- 11) Remaining walls in Stairwell Area. (OPTION #4)
- 12) Pool Deck.
- 13) Interior of Lanai's.
- 14) Wood Decks.
- 15) Wood/Aluminum stand for A/C units.
- 16) Service Door into garage. (OPTION #4)
- 17) All steps/landings.
- 18) All PVC Fencing.
- 19) All other areas and substrates not specifically mentioned.

**OPTION #1: Contractor to Provide “Cu. Ft. Price” for Concrete Restoration.**

**OPTION #2: Contractor to Provide “L. F. Price” for Corner Bead Restoration.**

**OPTION #3: Contractor to Provide “Sq. Ft. Price” for Stucco Restoration.**

**OPTION #4: Clean, Prep & Paint Remaining Breezeway Stucco Walls & Door (Into Garage)  
(Owner Responsibility)**

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 3000 PSI).

Pretreatment: Perform all necessary repairs to cracks and voids as outlined.

**1<sup>st</sup> Coat: PPG Perma-Crete Acrylic Surface Sealer #4-808. (Clear)**

**2<sup>nd</sup> Coat: PPG Acri-Shield MAX Satin Acrylic Exterior Paint #739 Series.**

**OPTION #5: Clean, Prep & Paint Rear Lanai Floors (Owner Responsibility)**

Pretreatment: Pressure clean, fungicide & rinse clean (minimum 3000 PSI)

**1<sup>st</sup> Coat: Tuf Top Duraplate 289 OR Tuf Top 12 Line Solvent based product.**

**2<sup>nd</sup> Coat: Tuf Top Duraplate 289 OR Tuf Top 12 Line Solvent based product.**

**NOTE:** Each floor would be tested to see which product will adhere to the previous coating. Unpainted floors will be painted with Tuf Top 12 Line.