



What to Expect from Your Paint Coatings Inside and Outside Your New Home

First, not all paints are the same. There are different grades and sheens of paints. Flat paints tend to “hide” more visual imperfections, but flat paints are cheaper and don’t last as long. Your new CD&C home features latex paints with “satin/egg-shell” sheens that provide for the best protection, durability, and longevity.

Some terms that are helpful to know are:

“Hide or Hiding Power” - The degree or ability of an opaque coating, applied in a uniform film, to cover, mask, or obscure the substrate to which it is applied, or the colors underneath.

“Gloss” – The mirror-like reflectance of light from the surface of a coating or substrate; the shine or luster of a surface. The gloss of paint is generally measured at various standard angles such as 85, 60, 45 and 20 degrees from the surface. The most widely used angle (for architectural coatings) is 60 degrees and for low sheen finishes, 85 degrees. Gloss readings at 20 degrees are used for high gloss coatings such as automotive and specialty finishes. Flat or matte (i.e. the absence of gloss) is practically free from sheen even when viewed from oblique angles. Full or High-Gloss is smooth and almost “mirror-like” when viewed from all angles.

“Flat” – Without luster or gloss.

“Satin Finish” - A dried film that does not have a full luster but rather one resembling satin.

“Eggshell”- A finish with a gloss between flat and semi-gloss. The sheen resembles the surface of an egg. Eggshell is now an ambiguous term as the gloss levels now vary greatly between alkyd and latex, and between different manufacturers.

“Lap Marks” – To lay or place one coat of paint so its edge extends over and covers the edge of a previous coat (often already dry), causing an increased film thickness appearing as a slightly different color or gloss.

“Film thickness” – The thickness or depth of a coating film, either in the wet state or dry state, usually measured or represented in mils (1/1000 inch) or microns.

“Pigment” – Small solid particles of natural or synthetic, inorganic or organic, generally insoluble material that, when dispersed in a liquid vehicle to make a paint, provide such

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properties as color, opacity, hardness, sanding properties, gloss control, and corrosion resistance. Titanium dioxide is the most important pigment used to provide hiding power, but others include burnt or raw sienna, burnt or raw umber, carbon black, tuscan red, zinc compounds (oxide, phosphate, sulfide), etc.

“Scrubability or Scrub Resistance” – The ability of a paint film to withstand scrubbing and cleaning with water, soap or other household and commercial cleaning agents.

“Chalking” – The formation of a loose powder on the surface of a coating generally caused by the degradation of the binder that causes release of surface pigment.

“Binder” – The nonvolatile portion of a paint that binds the pigment particles together and adheres the film to a surface.

“Substrate” – In painting, a substrate is any surface to be painted including wood, concrete, siding, drywall/sheetrock, masonry, steel, other materials or previous paints.

“Inspection Lighting” – Illumination of the installed surface from an angle at an intensity sufficient to eliminate any shadowing that may be caused by other illumination striking the surface at any angle.

“Normal Viewing Position” – For purpose of paint inspection, a normal viewing position shall be at eye level at a minimum of thirty-nine (39) inches or one (1) meter from the wall. Inspection lighting can be used as defined above.

Paint Products:

The exterior of your home will feature a “Color Level 3” which means you will have a base paint, trim paint, and accent paint. The base paint will comprise the majority of paint, trim paint will be on the facia, gutters, posts and handrail. The accent paint will be the front door. Typically, the garage door is painted the base color. Corner boards are painted the base paint color. Gable vents are typically trim color or accent color (depending on background color.) Shutters are typically trim color. Gable shingles can be the base, trim or accent. The sheen will be either G3 or G4 (Eggshell or Satin.) However, you can expect some lap marks (see above definition) with G3 or G4 paint sheen.

The interior of your home features a “Color Level 1” which means you will have one color throughout the interior of the home. Additional colors and/or features are available for an additional cost. The sheen of the walls will also be either G3 or G4 (Eggshell or Satin.) The doors and moldings will be painted with a “high gloss” (G7) oil paint unless you opted for stained doors and moldings.

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Visual Standard/Quality Level:

Because the Satin/Eggshell paint sheens “reflect” light to a greater degree, it will be possible to observe minor imperfections in the substrate materials. In addition, Satin/Eggshell sheens present a greater probability of lap marks occurring. Both of these issues are normal and are to be expected. For purposes of visual inspection, please refer to “Normal Viewing Position” and “Inspection Lighting” defined above.

Pros and Cons of Flat Paint:

Pros:

- Flat Paint hides most all visual imperfections to the casual observer.
- Flat Paint does not show spray marks.
- Flat Paint tends to hide the appearance of wavy siding.
- Flat Paint has good initial curb appeal.
- Flat Paint is cheaper.

Cons:

- Flat Paint erodes quickly in rainy areas of the country.
- Flat Paint stains easily and permanently from dust, fingerprints, dirt and ash.
- Flat Paint is not washable.
- Flat Paint begins chalking in two years.
- Flat Paint fades more quickly.
- Flat Paints need more frequent re-painting than other coatings for aesthetic reasons and natural wear.

Pros and Cons of Satin/Eggshell Paint:

Pros:

- Satin and Egg Shell paints have good moisture resistance.
- Satin and Egg Shell paints are washable.
- Satin and Egg Shell paints have excellent longevity.
- Satin and Egg Shell paints do not chalk.
- Satin and Egg Shell paints protect the siding products better than Flat Paints.

Cons:

- Satin and Egg Shell paints can highlight visual imperfections in the siding or walls as well as the appearance of wavy siding.
- Satin and Egg Shell paints can highlight caulk joints.
- Satin and Egg Shell paints cannot be applied without the potential for visual “lap” marks, in the right light from the right angle, regardless of the number of coats.
- Satin and Egg Shell paints are more expensive.

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Things you **Should Not** Expect from the Interior Paint

1. That you can scrub walls with anything and it, the paint, shouldn't come off. *(Care needs to be taken when cleaning the walls.)*
2. That paint should protect the walls from denting.
3. That paint will make sheet rock texture look uniform in size. *(Sheetrock varies through out the home and paint can't make it look any different.)*
4. That interior wall and ceiling patches should not be visible. *(Fading of paint occurs. CD&C warranty states only the immediate area will be touch-up and the best efforts will be made to match as closely as practical.)*
5. That interior paint will look as thick as your current home. *(Many older homes have several coatings that have been applied over the years.)*

Things you **Should Not** Expect from the Exterior Paint

1. That it will hide all siding joints or flaws. *(Some minor flaws and defects will show, as well as the joints.)*
2. That it will be free of lap marks. *(Lap marks occur.)*
3. That it will keep caulk joints from opening. *(Caulking shrinks over time.)*
4. That it will touch up with out showing marks. *(Fading occurs.)*

This is not an exhaustive list of the characteristics of paint products but they are some of the major issues related to paint. Please refer to our warranty standard, Residential Construction Performance Guidelines for Professional Builders and Remodelers for aspects of paint that are covered by Conser Design and Construction's warranty.

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