



HOA LEADERSHIP NETWORK

By Board Leaders. For Board Leaders.

EAGAN CHAPTER MEETING | JULY 9 2024

Keys to successful Painting Projects

- Objectives
 - The Importance of Painting
 - RFP/Scope of Work – Why they are Important
 - Maintenance Painting - Paint Cycles



Importance of Painting

- Protects siding, trim, decks, etc. from weather conditions
- Key measure to prevent moisture from entering your homes
- Improves curb appeal & value

Types of Projects

● Interiors

- Walls, Ceilings, doors, door frames, trim (Base board, window trim, etc.)
 - Prep work
 - Repair drywall (cracks, dings, dents, water stains, etc.)
- Cycles
 - Anytime you need a refresh, color change

7/9/24



HOA LEADERSHIP NETWORK
By Board Leaders. For Board Leaders.

Exteriors

• Scope of Work

- Siding
- Soffit/Fascia
- Accent Trim (Garage door frames, corner boards, Window Trim, etc.)
- Doors
- Garage Doors
- Decks

7/19/24



Preparation

- Pressure Washing
- Scraping & Priming
- Caulking
- Repairs



Painting (Exteriors)

- Protect Adjacent Surfaces
- Spray & backroll/backbrush, then spray a 2nd coat
- Trim, doors, etc.



RFP & Scope of Work

- Scope of Work (Why it's important)
 - Forms the basis for an objective evaluation of the performance of the contractor
 - Ensures effective communication of expectations
 - The RFP document communicates the Scope of Work and the required terms to the bidders
 - Together the Scope of Work and the RFP document provide for Clarity, Alignment & Proper Evaluation of Bids and Projects

Budgets

- Is your project planned & budgeted?
- Is it properly budgeted?
- Do you collect budget bids?

Paint Cycles (Exteriors)

- Siding (Full Exterior)
 - We recommend every 5 – 10 years
 - This all depends on age, materials, conditions, etc.
- Trim (Entry door frames, garage door frames, etc.)
 - Typically every 3 – 5 years

Products (Exterior Painting)



- Primers
- Paints
- Stains

Decks

- Prep Work
 - Pressure wash
 - Does it need to be stripped?
- Cycles
 - Deck rails, skirt boards, posts – Completed with full exterior
 - As a separate deck project (~3 – 7 years)
 - Deck floors (~ 2 – 4 years)

Products (Decks)

- Primers
- Paints
- Stains
- **Deck floors**
 - We highly recommend an Oil, Semi-Transparent stain on the deck floors
 - Penetrating Stain, doesn't sit on the surface and peel
 - ** Solid Stains can be used, but they will peel and require more maintenance



Things to Consider / Questions to Ask

- Have they completed similar projects (Size &/or Scope)
- Reputable
- Quality or Price
- References
- Years in Business
- Do they stand behind their work
- Project Manager (How do they operate)
- Payment terms