

**FCP SERVICES PRESENTATION
ALL CHAPTERS
MARCH 2025**



**HOA LEADERSHIP
NETWORK**

By Board Leaders. For Board Leaders.

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**Things You Should Look For
When You Inspect Exterior
Surfaces**



• **Topics**

- Peeling, Flaking, Bubbling, or Cracks in paint
- Paint Colors Fading
- Cracks in Caulking
- Wood Rot
- Decks



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On Time. On Brand. On Budget.

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About us...

REVITALIZE. RENOVATE. REIGNITE.

FCP Services helps our clients to update their properties, protect their assets, and enhance their brands. We listen, evaluate, and achieve success through our customized action plan specifically created for each and every project.

We differentiate ourselves through our commitment to excellence in all aspects of our work, and strive to anticipate and effectively address our customers needs.

Our team of trusted contractors deliver top-tier services in professional painting, construction, and reactive facility maintenance across the nation, ensuring the satisfaction of our delighted customers.

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Peeling, Flaking, Bubbling or Cracks in Paint

- Key Areas to Inspect:
 - Garage door frames
 - Entry door frames
 - Entry posts
 - Trim &/or Siding close to the ground
 - Ledges &/or roofs
- Reasons for Early Failure
 - Exposure to elements
 - Proximity to moisture



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Paint Colors Fading



- Causes of Paint Color Fading
 - Sun Exposure is a primary cause
- Solutions to Prevent Fading
 - Using Paint Sheen to reflect UV rays
 - Flat sheen is typical for siding
 - Low Lustre sheen offers better protection



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Cracks in Caulking

- Why this matters
 - Water intrusion
 - Bugs
 - Potential for rot
- Key Areas to Inspect
 - Around windows and doors
 - Inside and outside corners of home siding



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Wood Rot

- Can be caused by insects or water intrusion
- Can harbor mold or mildew
- Painting over the rot won't cure the rot
- Repairing any wood rot is critical before painting



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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)



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What issue do you see?



9

What issue do you see?



10

What issue do you see?



11

What issue do you see?



12

What issue do you see?



13

What issue do you see?



14

What issue do you see?



15

What issue do you see?



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Conclusion

- Spring Walkaround Season is here!
- Watch for early signs of problem areas
 - Peeling, Flaking, Bubbling, or Cracks in paint
 - Paint Colors Fading
 - Cracks in Caulking
 - Wood Rot
 - Decks
- Take photos if you observe these issues, we can help you!
- We are happy to help you with your walkaround!

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