



JOHN NEILL

Painting & Decorating

The Sign Of Craftsmanship

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**TEN COMMON PROBLEMS
THAT INTERFERE WITH PAINT PERFORMANCE**

The following is a list of ten common problems found to some degree on all houses in Southeastern Pennsylvania. A more detailed explanation of these problems can be found on the reverse side.

PROBLEM	SOLUTION	ALTERNATE SOLUTION
1) Acid Rain Residue 2) Salt Deposits 3) Oily Pollution 4) Chalking Surfaces 5) Dust and Soot	Hand wash all surfaces with proper detergent, then rinse	PRESSURE CLEAN
6) Mildew 7) Algae	Hand wash all surfaces with a solution of detergent and bleach	PRESSURE CLEAN
8) Weathered Wood 9) Peeling Paint	Sand, scrape or wire brush	PRESSURE CLEAN
10) Moisture	Caulk or Vent	NONE

- Pressure Cleaning is more effective than hand washing.
- Pressure Cleaning removes 60-80% of loose or peeling paint.
- Pressure Cleaning can also be used to clean most kinds of aluminum siding.
- Asbestos siding, aluminum siding, and stucco should always be pressure cleaned before painting.

PRESSURE CLEANING SAVES TIME AND MONEY

For less than 10% of the cost of painting your home or business, Pressure Cleaning will save you the trouble and expense of having to paint 2 or 3 times as often.

TEN COMMON PROBLEMS THAT INTERFERE WITH PAINT PERFORMANCE

- 1) **ACID RAIN** is rain mixed with sulfuric and nitric acids. These acids are deposited on all surfaces exposed to rain but cannot be seen on the surface. The Northeast, our area, is the most affected in the entire country.
- 2) **SALT DEPOSITS** are composed of Zinc, Magnesium or Calcium salts that seep through the existing paint film in humid weather. These deposits are most often found on rain-protected surfaces such as porches, eaves, and walls under overhangs. When merely painted over, these salts cause moisture to be drawn between the old and new layer of paint. In cold weather this moisture freezes causing “onion skin peeling.”
- 3) **OILY POLLUTION FILM** comes from cars, trucks, factories, power plants, and fossil fuel burning sources. An invisible film forms on all surfaces, especially those that are protected, and is often responsible for a lack of adhesion and early paint failure.
- 4) **CHALKING SURFACES** come in a wide variety—old paint, asbestos, aluminum siding, or masonry. Wire brushing and dusting are not a cure for these conditions. These surfaces should be cleaned and freed of contamination through scrubbing or pressure washing before paint is applied.
- 5) **AIRBORNE DUST AND SOOT** are common forms of pollution in this area. In a way, they are similar to oily pollution and chalking. Wiping these surfaces will no more clean them than it would a dirty car.
- 6) **MILDEW** is a common fungus that grows on painted and unpainted surfaces. **ONLY** a bleach solution will kill this fungus. Nothing else will work; if it is not killed it will grow right through the new coat of paint.
- 7) **ALGAE** is a form of plant life that grows on damp areas near the ground, masonry that absorbs moisture, sills, and shady areas. It is greenish in color but can turn brown as dirt and pollution collects. To eradicate it, a strong solution of bleach must be used.
- 8) **WEATHERED LAYER ON BARE WOOD** occurs when ultraviolet light from the sun breaks down the cellulose structure of wood. Instead of the wood maintaining its normal rich color, it begins to fade. This faded layer is similar to the rust layer that forms on bare metal when left exposed. Paint cannot get through this layer to adhere to the wood.
- 9) **PEELING PAINT** must be scraped, sanded or wire brushed to ensure that the new paint will adhere properly to the surface. If the peeling paint is down to bare wood, it indicates that either too much paint was used on the surface, or there is moisture in the wood. If the peeling paint has not reached the bare wood, whatever caused the peeling must be washed off before new paint can be reapplied. If the previous paint was applied too thickly, it can only be removed by burning, otherwise the peeling will continue, taking the new coat of paint with it.
- 10) **MOISTURE** is a more complicated problem because the source of it must be discovered in order for it to be correctly eliminated. Moisture problems are easy to identify because the peeling has reached bare wood. Often the problem has been caused by improper construction; most houses built before WWII did not have vapor barriers simply because builders were unaware of their use and practicality. The problem can be solved through some combination of insulating, venting and caulking, but it often takes time.