



PAINTING EXTERIOR ELASTOMERIC WALL COATINGS

Weathered elastomeric wall coatings may be refreshed by application of a quality exterior acrylic latex paint. Proper surface preparation must be done, and the paint applied under appropriate conditions.

1. Remove all dirt, mildew and chalk; treat mildew with a 3:1 water:bleach solution, leaving on for 20 minutes, then rinse thoroughly; careful power washing with plain water (no cleaning agent or bleach added), being sure to not drive water into any openings there may be in the existing coating.
2. Seal all cracks and openings, using a quality acrylic or siliconized acrylic caulk. Do not use silicone caulk.
3. Check entire elastomeric surface for blistering or other adhesion loss: A) carefully remove any blistering or failing coating; seal the edge of the surrounding remaining coating with a quality acrylic latex caulk; apply a water-based or solvent-based clear masonry sealer to the masonry surface thus exposed; then apply an elastomeric coating to the repaired area, overlapping it and feathering, onto the remaining elastomeric. B) identify any source of intruding water or moisture that may have caused the blistering or other adhesion loss, and eliminate it.
4. Apply a top quality exterior 100% acrylic latex house paint in a flat, satin or semigloss finish, that is recommended by the manufacturer for application over existing elastomeric coatings. It is important that steps be taken to minimize chance of cracking of the new paint as applied over the elastomeric:
 - A) the paint must be of high quality, meaning, for example, that with flat paints, excessive extenders should not be used, that appropriate mildewcide is included, that an appropriate binder is employed, etc.; therefore, the manufacturer's top line product should be specified.
 - B) The paint must be applied under moderate weather conditions: applying below the recommended minimum application temperature can result in serious cracking; it is preferable that the air temperature be at or above the minimum recommended application temperature for at least the following 24 hours.
 - C) The paint must be applied at sufficient thickness. In general, a dry paint film of 1.5 mils per coat is appropriate; two coats will provide ample crack resistance. Pre-thinning of the paint will reduce the solids content by volume, and additional wet paint film thickness has to be applied to compensate, so pre-thinning should be discouraged.
 - D) There is always the chance that some cracking of the new paint will occur at some point, so it can be helpful to utilize a color similar to that of the existing elastomeric coating to minimize show-through.