

**MINTUCH CORP.**  
**Residential Property Maintenance Management**

## **Some Tips on Painting**

### **Selecting paints**

There are two main types of paint Depending on the thinners and Binders used; water-based (or latex) and oil-based (or alkyd). Water-based paints use water as a Thinner. They are often called latex paints even though they don't use real latex, since rubber is not used as a binder any more. Today synthetic latexes are used, most commonly acrylic or polyvinyl acetate. Paints with a high acrylic content tend to have a tougher skin and can perform almost as well as oil-based paints. Latex paints can be easily cleaned up with soap and water.

Oil-based paints use a solvent thinner. Despite the name, oil based paints are usually not made with oil. Instead, most se polyester resins, called alkyds. Although alkyds may be more durable and achieve a higher gloss finish, they are usually a less healthy choice than latex. Alkyd paints require mineral spirits for cleaning up. Because paints are applied wet, and because they cover such a large area, paints can create a significant health problem during a renovation project. The problem is mainly caused by alkyd or solvent-based paints. They give off a number of volatile organic compounds (VOCs) as the solvent evaporates after painting. These VOCs can be a strong irritant and can add to air pollution. Once the paint has completely dried and formed a tough skin, the emission levels drop. However, some paints can emit odors at low levels for a long time.

### **Types of paint**

It can be confusing when selecting the sheen of paint you want since the term used for the sheen varies by manufacturer. **Low-sheen (low-gloss) paints** have none to little servable sheen. The amount varies slightly by manufacturer. Low-sheen paints can be alled: flat, matt, eggshell, satin and velvet. **Higher sheen paints** are semi-gloss, gloss and enamel. They have the most visible shine to them. Low-sheen paints can be washed, but with care, higher sheen paints are the most washable and have the most durable finishes.

Most people select semi-gloss or high-gloss paints for rooms with high moisture levels such as kitchens and bathrooms, and high traffic areas such as main stairways and halls.

Most people prefer to use semi-gloss or high-gloss paint on windows, trim and doors.

Bedrooms, dining and living rooms are more commonly painted with lower sheen paints.

**Enamel** meant years ago, oil-based paints. Today the term enamel can also mean durable latex paint.

**Sealers** are primarily used on new wood or masonry surfaces. They seal the surface of the material, forming a base coat which keeps the topcoat from being absorbed unevenly. They can be used to encapsulate materials to seal in gases thus preventing them from off gassing.

**Primers** are used to make the substrate more uniform, and to create a tight bond between the topcoat and the surface to be painted.

**Cementious or masonry paints** are used on concrete walls and floors.

**Ceiling paints** are flat and designed not to drip.

**Melamine paints** are used for cabinets and shelves, and are very durable and washable.

### **Covering mold and water stains**

Mold which appears as dark spots on the painted surface must be washed with soap and water, rinsed and dried before repainting. The cause of the moisture which resulted in mold, if not corrected, will allow the mold to come back.

### **Water Stains, Marks and Knot Holes**

Water stains on ceilings, wax crayon marks on walls and previously unpainted knot holes will bleed through most water based paints. A special stain blocking sealer should first be applied sparingly on the knots, stains or marks before applying the paint. For these special situations may need to use shellac, alkyd or a polyvinyl acetate primer.

These products have an odor and therefore should be used only on the affected areas. When using these products ventilate well, preferably by running a fan.

### **Severely damaged walls**

If walls are badly damaged, it may be quicker and cheaper to install an additional layer of new drywall.

### **Peeling paint**

Peeling is usually a result of moisture under the paint, or of using the wrong type of paint. If moisture is the cause, it must first be corrected, and then the surface can be scraped and sanded before painting.