



**SHERWIN-WILLIAMS®**

## Exterior Repaint Specification



**Alterra Basin Wrought Iron and  
Stucco Wall Repaint Project**

## PROJECT INFORMATION

Alterra HOA  
16493 Patina Ct.  
Chino Hills, CA 91709

Action Property Management  
Community Manager: Valerie Raboin  
(949) 450-0202  
[vraboin@actionlife.com](mailto:vraboin@actionlife.com)

### Scope Of Work:

Exterior Repaint

- Repaint all white wrought iron and tan stucco wall beneath in the yellow highlighted areas circled in red on included map.

### Due Date:

TBD by Manager

## SHERWIN WILLIAMS REPRESENTATIVE INFORMATION

05/21/2025

Daniel Fell  
Account Executive  
Sherwin-Williams Paint Company  
[daniel.g.fell@sherwin.com](mailto:daniel.g.fell@sherwin.com)  
(951) 703-8366

Dear Alterra Board of Directors and Management,

Thank you for the submittal of Sherwin Williams products on the above referenced project. The Sherwin Williams Corporation certifies that the products we intend to furnish will meet or exceed the performance requirements of the job specifications.

All products specified comply with the current air quality regulations governing architectural coatings. The products listed in this paint specification are supplied by Sherwin Williams and cannot be changed without express written consent of the parties responsible for the project (MGMT, OWNERS)

All surface contamination, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint, rotten wood and hard glossy surfaces needs to be removed by pressure washing, prep work and hand tool clean, before a new coating system can be applied.

It is your responsibility to thoroughly read the specification and product information sheets prior to the project start date.

If you have any questions regarding the written specification, please contact the Sherwin Williams representative listed herein.

Any additional information gathered from any other source is deemed solely the responsibility of the contractor.

### CONTRACTOR NOTES

-The Board and Management is seeking proposals repaint their HOA maintained wrought iron and stucco walls beneath the wrought iron.

-All included items and areas of concern are listed within this specification and a site overview with the included wrought iron and stucco wall areas highlighted in yellow and circled in red is included.

-There will be lots of repairs needed. It is suggested that a wrought iron repair matrix be created. If one is given to you, please bid repairs as a separate line item.

-Heavily rusted areas are to be spot primed with Macropoxy 646 after proper preparation.

-The stucco walls are located on the bottom side of common area hills and serve as blockades to any erosion coming towards the homes. The walls are in bad shape and will have areas of patching and repair needed prior to painting. A spot prime with 2 finish coats is suggested for all included walls. The walls are only to be painted on the common area side and top. The inside area of the wall is Homeowner responsibility.

-The Board will be changing the wrought iron from white to black and the wall color to white. This will require at least 2 coats. PLEASE BID ACCORDINGLY.



# Site Overview w/highlighted included fencing and walls

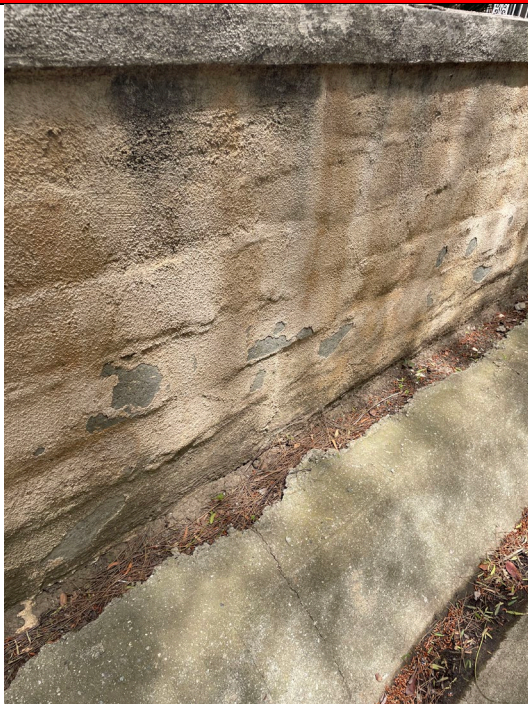


## SUBSTRATES



### Wrought Iron

**Surface:** Areas of repair will be needed. It is highly suggested that a repair scope be created and bid off as a line item. Areas have large expanses of landscape attached. That landscape will need to be removed prior to painting and kept off long enough to let the paint cure.



### Stucco Block Walls

**Surface:** The walls are in rough shape and will require a lot of prep prior to painting.

## Areas Included and Excluded from specification

### All Included Surfaces:

#### COMMON AREAS:

##### **Stucco**

-All stucco walls (common area side and top side only) located in the included section of the included map.

##### **Metal**

-All wrought iron fencing located in the included section of the included map.

### All Excluded Surfaces:

#### COMMON AREAS:

-Anything not listed under included items.

-Interior portion (facing the house) of the included stucco walls.

## Line Items in Specification

### Line Items:

-Repairs if wrought iron matrix is prepared and provided.

The contractor shall strictly adhere to all applicable federal, state, and local regulations associated with proper lead-safe work renovation, repair, and painting practices and procedures. State and local regulations may be stricter than those set under the federal regulations. The federal practices and procedures are detailed in EPA's Lead Renovations, Repair and Painting Programs Regulations Rule (RRP) 40 CFR Part 745, Subpart E, and as amended. Specifics associated with the RRP Rule pertaining to "Firm Certification," individual "Certified Renovator" Certification pre-work activities (Notification & Testing), occupant protection/ work site preparation measures, safe work/prohibited work practices, clean-up/ clean-up certification/ waste disposal/ clearance testing (if applicable), recordkeeping and worker training criteria can be obtained on EPA's website: [www.epa.gov/lead](http://www.epa.gov/lead).

WARNING! Removal of old paint by sanding, scraping, or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires proper protective equipment, such as a properly fitted respirator (NIOSH approved), and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD or contact your local health authority. Removal must be done per the EPA Renovation, Repair, and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations, which may be stricter than those set under the federal PRP Rule.

# Table of Contents

## Project Scope

- A. Scope of Work
- B. Materials
- C. Protection of Substrates Not to be Painted
- D. Resolution of Conflicts
- E. Safety
- F. Jobsite Visitation
- G. Surface Preparation
- H. Moisture
- I. Pressure Washing & Surface Preparation
- J. Application
- K. Workmanship & Application Conditions
- L. Weather
- M. Color Schedule

## Project Scope

The work will consist of all preparation, painting, finishing work and related items necessary to complete work described in these specifications and listed in the remaining pages included within this specification.

### A. Scope of Work

Work in general includes surface preparation, surface repair, caulking, sealants, patching and application of the paint coating to the substrates and systems outlined in this specification and approved by owner or owner's agent.

### B. Materials

1. All materials specified are from The Sherwin-Williams Company.
2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
3. The paint shall be applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed. All data sheets on specified materials are available from your local Sherwin-Williams representative or [www.paintdocs.com](http://www.paintdocs.com).
4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, owner's agent, or a Sherwin-Williams representative.

### C. Protection of Substrates Not to be Painted

Contractor are responsible for protecting all adjacent surfaces not to be coated.

### D. Resolution of Conflicts

The Contractor shall be responsible for stopping work and requesting prompt clarification when instructions are lacking, conflicts in the specifications and paint manufacturer's literature, or the procedures are unclear. Any questions concerning these specifications should be clarified before commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer, or the customer's representative.

## E. Safety

1. All technical data sheets and MSDS are available through your Sherwin-Williams representative or at [www.Sherwin-Williams.com](http://www.Sherwin-Williams.com).
2. Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation. Verify that owner has completed a Hazardous Material Assessment Report for the project prior to issuing of drawings.

## F. Jobsite Visitation

1. The contractor shall be responsible for visiting the jobsite and familiarizing themselves with the project.
2. All work during application is subject to inspection by the owner or owner's representative.
3. The contractor will apply the coatings at the appropriate mil thickness. Wet film gauges are available through your Sherwin-Williams representative.
4. The contractor and owner are responsibility for ensuring that the project specifications are followed, notwithstanding any Sherwin-Williams representative's periodic visits to the project.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of the owner, agent, or Sherwin-Williams representative.

## G. Surface Preparation

1. Each surface shall be cleaned, scrapped, sanded, and prepared as specified. The painting contractor is responsible for the finish of their work. Should any surface be found unsuitable for producing a proper paint or sealant finish, the project representative shall be notified in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing work in a specific area shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish. The contractor shall be fully responsible for satisfactory work.
2. All deteriorated or delaminated substrates (i.e. wood, hardboard siding, T-111, stucco and masonry surfaces) shall be replaced with new materials. New substrates will be box primed (6 sides) before installation in accordance with specifications.
3. All exterior surfaces to be painted shall be pressure cleaned, scrapped to remove all dirt, mildew, peeling paint, chalk, and any foreign materials detrimental to the new finish (see Pressure Washing).
4. Thoroughly sand all glossy surfaces to create a profile for paint and/or primer to adhere to. Furthermore, SSPC-SP3 power tool cleaning is required on surfaces that have been previously coated with two-part systems.
5. Apply caulks and sealants where appropriate. All existing underperforming caulks or sealants should be removed and replaced with sealant as specified. Allow sealant to cure for specified time in dry weather before paint is applied. **NOTE:** It is recommended to apply all primers first and then apply sealant before a topcoat is applied. See specified sealants section.

6. Knots and pitch streaks shall be scraped, sanded and spot primed before applying a full prime coat. All nail holes or small openings shall be patched. Any wood that is rotten, cracked, delaminated or water damaged should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere to. Edges, corners and raised grain shall be prepared by sanding. Apply sealants to all joints between wood items with a specified sealant.
7. All masonry surfaces should be scrapped and cleaned to remove all peeling paint, delaminated surfaces or substrates, and other contaminants. These areas shall be pressure washed and scrubbed with a cleaner/degreaser solution. After cleaning, if there is still chalk evident, this should be brought to the owner's attention in writing before any further work is done. Use an industry accepted patch or filler to ensure a visually aesthetic finished substrate. Test surface to ensure PH level is acceptable.
8. Brick must be in sound condition and free of foreign material. Treat the bare brick with one coat of Loxon Conditioner.
9. All galvanized gutters and flashing should be thoroughly cleaned and sanded to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
10. All ferrous metals should be thoroughly cleaned and degreased. Remove loose paint/rust and spot prime with the specified product.

## H. Moisture

All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).
4. Deteriorated caulking or sealant.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Uncaulked nail holes.

## I. Pressure Washing & Surface Preparation

1. Pressure wash to remove oil, grease, dirt, loose mill scale and loose paint. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 and sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
  - a. Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow it to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any mixtures that come in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

## J. Application

1. Contractor shall be responsible for notification of owner's representative before beginning work if conditions substantially exceed Scope of Work.

2. Materials shall be applied evenly; avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple. The finished paint film should be a consistent color and sheen to provide a uniform appearance.
3. All coats shall be dry to the manufacturer's instructions before applying additional coats.
4. Any masonry surface with an elevated pH level shall be sealed with a high pH primer/sealer before application of the finish coat. High pH is considered at a level of 7 pH or greater.
5. Building by building inspections will be made by the owner or their representative. If requested, a Sherwin-Williams representative may participate in these visits for technical consultation.
6. All repairs, replacements and applications are to meet or exceed all manufacturers' and attached specifications.
7. Elastomeric coatings shall not be applied directly over pre-existing Elastomeric coatings.

## K. Workmanship & Application Conditions

1. Keep surface dust, dirt, and debris free before, during, and after painting, until paint is cured.
2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and Product Data Sheets.
3. All work shall be accomplished by people with the necessary skill, expertise, and qualifications to do the work in a competent and professional manner.
4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
5. Normal safety and "wet paint" signs, necessary lighting and temporary roping-off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
6. A progress schedule shall be furnished by the contractor to the owner for approval and shall be based on the contract completion date. The contractor shall advise the owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the owner to prepare for the work, advise residents, move vehicles, etc.
7. Do not paint over any code-required labels or any equipment identification, performance rating, name, or nomenclature plates.

## L. Weather

1. All materials are to be applied in accordance with the product data page regarding weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.
2. **Do not begin painting until surfaces are moisture free.**

## M. Color Schedule

1. To be approved by Owner or Owner's Representative.
2. The Owner or Owner's Representative should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied.

# Recommended Coatings System

## Minimum Recommended Surface Preparation

SSPC-SP1: Remove all oil, grease, chalk and other surface contamination.

SSPC-SP2: Remove all rotten wood, peeling paint and rust.

SSPC-SP3: Power tool cleaning is required on surfaces that have been previously coated with two-part systems.

Surface Cleaner: Simple Green Wash Cleaner or equivalent non-residue surface cleaner.

Rust Conversion: CQ0080100 All Purpose Water Base Rust Conversion Coating.

Sealant: Concrete and Masonry Elastomeric Patching Material and Loxon Urethane Sealant.

## Installation

- A. Apply all caulks and sealants with per manufacturer specifications.
- B. Do not apply to wet or damp surfaces.
  - 1. Wait at least 30 days before applying to new concrete or masonry or follow manufacturer's procedures to apply appropriate sealants prior to 30 days.
  - 2. Wait until wood is fully dry after rain or morning fog or dew.
- C. Apply sealants using methods recommended by manufacturer.
- D. Uniformly apply caulks and sealants without skips, voids, or sags. Tool bead to a consistent, smooth surface.

## Caulks and Sealants (As Needed for Specific Projects)

### Execution

- A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify Owner or Owner's Representative of unsatisfactory conditions before proceeding.
- B. If substrate preparation is the responsibility of another installer, notify representative of unsatisfactory preparation before proceeding.
- C. Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of caulks and sealants will be considered as an acceptance of surface conditions.

### Surface Preparation

- A. Clean all joints by removing any foreign matter or contaminants that would impede the adhesion of the sealant to the building material. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
- B. Existing sealants intended to be painted should be tested to ensure coatings will fully adhere. Silicone sealants cannot be painted.
- C. Priming: When required, apply a primer. Do NOT allow it to pool or puddle.
- D. Install backer rod as required to ensure that the recommended depth is regulated when using the backup material.

- E. No exterior caulking should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.

## Stucco Masonry Surfaces (crack repair if repaired on a project)

### Crack Repair Systems

Identify all cracks in the existing substrates and repair per manufacturer's recommendation.

- A. For hairline cracks 1/16 inch or less wide — seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- B. For cracks 1/16-3/5 inch, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- C. For cracks deeper than 1/2 inch or wider than 1/4 inch, backer rods should be used to fill the gap. See data sheet for additional information.

## Brick, Stone, Masonry, Stucco, Cementitious Siding, Wood:

**Exterior Acrylic Latex:** White Lightning Pristine Premium Acrylic Sealant

## Concrete-Horizontal Applications:

**Exterior Polyurethane:** Loxon-SL1 One Component Self Leveling Sealant for Horizontal Surfaces

## Concrete-Vertical Joint Panel Applications:

**Exterior Polyurethane:** Loxon-S1 One Component Sealant

# Paint and Coatings Systems

## All Exterior Components

### Stucco (Included stucco surfaces)

**Spot Prime:** LOXON Concrete & Masonry Primer/Sealer, apply @ 2.1-3.2 mils dft per coat **(To Cover)**

**2 Coats:** SuperPaint Exterior Flat, apply @ 1.4 mils dft per coat **(To Cover)**

### Heavily Rusted Metal (Wrought Iron)

**Spot Prime Coat:** Macropoxy 646-100 Fast Cure Epoxy, apply @ 5.0-10.0 mils dft per coat **(As Needed)**

### Metal (Wrought Iron)

**Spot Prime Coat:** Pro-Cryl Universal Metal Primer, apply @ 1.8 mils dft per coat **(As Needed)**

**2 Coats:** Pro Industrial Water Based Alkyd Urethane Semi-Gloss, apply @ 1.7 mils dft per coat **(To Cover)**

Note: Glossy surfaces must be scuff sanded prior to painting. When rust is prevalent, 2 coats of primer may be required.

Note: Perform adhesion test before coating this surface. If previous product was a two-part coating system, profile creation is required by machine sanding (SSPC-SP3) to ensure adhesion.

\*If necessary for full hide depending on color selection and substrate condition. Painter is responsible for full hide and must bid accordingly.

Created with



SW 7008  
**Alabaster**

ColorSnap Studio  
Locator Number: 255-C2

SW 6258  
**Tricorn Black**

ColorSnap Studio  
Locator Number: 251-C1



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Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample. Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.