



PROPERTY SERVICES

EXTERIOR RE-PAINT SPECIFICATION

Date:	March 20, 2018
Project Name:	Yucaipa Terrace
Address:	12435 6th Street
City, State:	Yucaipa, CA
Management Company:	HACSB
Contact:	Mark Van Wey
Address:	715 E. Brier Drive
City, State, Zip Code:	San Bernardino, CA 92408
Phone:	909.332.6858
Email:	mvanwey@hacsb.com
Vista Paint Representative:	Linda Klem
Phone:	714.421.2041
Email:	lklem@vistapaint.com
Scope of Work:	Complete preparation and repaint of apartment complex including gazebo, perimeter block wall, wrought iron perimeter fencing, trash enclosures and clubhouse.
Number of Units:	60

PART I. GENERAL

1.01 GENERAL CONDITIONS

- A. The Painting Contractor shall provide all paints, labor, tools, and supplies to perform a complete repaint of all exterior surfaces of the above project as specified.
- B. The Painting Contractor shall cooperate with the Property Owner's Representative in every way, which shall include conducting the work at a time as agreed upon.
- C. Damage to existing property, of any nature, caused by the Painting Contractor shall be repaired to the satisfaction of the Property Owner at the Painting Contractor's expense.
- D. Painting Contractor shall be responsible for obtaining all business permits, city color approvals, licenses, etc. applicable for the performance of this job.
- E. Upon awarding of contract a certificate of liability shall be issued naming association or owner/owners as **ADDITIONALLY INSURED** for the duration of the job.
- F. Unless otherwise specified, ANY and ALL surfaces considered to be custom additions, such as custom finishes, color, or any homeowner upgraded or installed items or finishes not originally installed, painted, or otherwise maintained by the HOA are **NOT** included in this scope of work.
- G. Lead:
 - 1. This specification is written for a lead free substrate.
 - 2. Vista does not inspect for lead.
 - 3. Lead is the responsibility of the property owner.

1.02 COLORS

- A. Final color selections will be provided by the Property Owners Representative.
- B. The Owner's Representative must choose and approve all colors prior to application.
- C. If color change is decided upon, Contractor awarded bid shall be prepared to provide labor to apply up to five gallons of paint on substrate at no additional charge for application of paint samples.
- D. Unless otherwise specified, bids are to be submitted for a same or similar color re-paint. If a significant color change is decided upon, additional coats may be required at additional cost.

PART II. PRODUCTS AND HANDLING

2.01 MATERIALS

- A. Materials shall be pure, unadulterated, first quality and shall be delivered to the project in original unbroken packages bearing the makers name and brand number. All materials shall be from Vista Paint Corporation.
- B. Materials shall comply with all current requirements of the Environmental Agency, the appropriate Air Pollution Control District and all other local, state, or Federal agencies.

Painting Contractor _____
Homeowner Assn. _____

2.02 PRODUCT HANDLING

- A. Paint mixing and thinning if necessary, shall be according to the manufacturer's instruction.
 - 1. Any mixing required shall be done in the specified work and storage area. All mixing and/or thinning material such as paint thinners, tools, rags and partially filled containers shall be returned to the storage area at the completion of each day's work.
- B. No storage of material will be permitted on site overnight, unless approved by the Association. Approved storage must be in designated locations and shall be clearly marked to prevent injury or property damage. Storage of materials must comply with local health and fire regulations.

PART III. EXECUTION

3.01 SCHEDULING OF WORK

- A. Painting Contractor shall coordinate the commencement of all work with the Owners Representative so as not to cause inconvenience to the residents.
- B. Contractor shall post notices in conspicuous places (garage doors, front doors, etc.) at least three to five days in advance warning occupants what date work will begin.

3.02 CONDITION OF SURFACES

- A. Painting Contractor to examine all surfaces. Any surfaces that are in question or that will affect the execution or quality of work must be brought to the attention of the Property Representative before painting commences.
 - 1. Thoroughly examine the specification at the site, in similar conditions under which work will be performed, before submitting a proposal. Clarify any questions or conditions with the Property Representative and the Vista Paint Property Services Consultant prior to submission.
 - 2. **No allowance for lack of knowledge of obvious existing conditions will be made after bids have been accepted.**
 - 3. **When the Vista Paint specified coating is applied to any and all substrates, Vista Paint will not guarantee against or be responsible for the peeling of any previous applied coating(s).**

3.03 WORKMANSHIP

- A. Provide best quality workmanship, performed by skilled mechanics in compliance with this specification.
- B. Perform work under conditions best suited to the production of acceptable work as per manufacturer recommendations.
- C. All work will be subject to approval by the Representative. Correct all work, which does not comply with the intent of the specification.
- D. Protect all adjacent areas and surfaces from damage from misplaced paint and preparation work (i.e. automobiles, sidewalks, asphalt, concrete, plants, and patio furniture).

Painting Contractor _____
Homeowner Assn. _____

3.03 WORKMANSHIP (CONTINUED)

- E. Protect all landscaping during the painting period. Coordinate with property representative for regulation of sprinkler and /or irrigation equipment during the painting process.
- F. Ensure that hardware is removed / protected before painting is started and replaced/uncovered when painting in that area is completed.
- G. When surfaces to receive paint come into contact with earthen areas, trench these areas to a depth of four inches for aesthetic purposes only. Replace trenched earth at completion of painting. Thoroughly clean these surfaces from all dirt & grime.
- H. Noise control; Coordinate with the Property Representative before using noisy, motorized equipment.
- I. DO NOT apply paint in rain, fog, or mist, or when **SURFACE** temperature is below 50 or above 90 degrees fahrenheit.
- J. Immediately clean up all accidental spatters, spillage and misplaced paint and restore the affected surface to its original condition.
- K. Provide a clean, orderly and liability-free work area.
- L. The Painting Contractor shall take all necessary steps to protect the public and all property concerned.
- M. Coverage: the number of coats specified is the minimum number acceptable. If full coverage is not obtained with the specified number of coats, apply additional number of coats as necessary to produce the required finish.
- N. The Property Representative will coordinate to have all trimming or removal of trees and vegetation from or around surfaces to be painted to allow for easy access of men and equipment prior to commencement of work.
- O. If applicable, the removal of patio furniture, barbeques, wall hangings, etc. to be removed by the resident. Awarded Contractor to notify Resident of requirements as per Section 3.01 B with a minimum of five days notice.
- P. All previously painted surfaces and items not specifically listed that form a part, or are in connection with, the indicated work, shall be painted. Patch and repair as necessary to provide a sound substrate.
- Q. Clean-up: At completion of work each day, remove all materials, supplies, debris and rubbish caused by Painting Contractor and leave work spaces and paint storage areas in clean, acceptable condition.
- R. The Homeowner Association will provide water requirements used (pressure washing structures, cleaning of tools & supplies, all necessary clean up of surfaces, etc.) for the project.

3.04 SURFACE PREPARATION

- A. **Masonry Substrates:**
 - 1. Prior to application of prime/ finish coat systems provide a clean, sound surface free of dust, dirt, contaminants, and efflorescence by use of a high pressure power wash and hand scraping or use of mechanical grinders where necessary. Additionally, areas to be scrubbed with a bristle brush to insure complete removal of any residual salts. Power washed areas to be coated when dry to ensure new salt deposits do not occur. Failure to do so may cause adhesion issues or result in delamination and invalidate any manufacturer warranty given or implied.
 - 2. Where mildew is present, remove by scrubbing with a commercial mildew wash formulated for this purpose or with a solution of one part household bleach to three parts water shortly before painting. Bleached areas to be thoroughly rinsed and allowed to dry completely prior to application of patching / caulking / prime / finish coat systems.

Painting Contractor _____
Homeowner Assn. _____

3.04 SURFACE PREPARATION (CONTINUED)

A. Masonry Substrates: (Continued)

3. Large cracks to be "V"ed out prior to filling. Large cracks and holes may require repeated applications of patching materials to bring flush with adjacent substrate. All repairs and caulking to be feathered in to blend with adjacent substrate.
4. Large holes in stucco / plaster / cement to be patched with **Rapid Set Premium Stucco Patch in appropriate texture.** Allow stucco patch to cure to acceptable pH level prior to application of prime / finish coat systems. Large cracks in stucco / plaster / cement to be caulked with Vista 55-Year Acrylic Urethane Sealant.
5. All concrete / stucco substrates to have no more than 12% moisture content prior to application of prime / finish coat systems.

- ***Re-stripe curbs and parking lines.***

B. Wood Substrates:

1. Clean all surfaces from dirt, dust, contaminants, and loose, peeling paint prior to application of prime / finish coat systems.
2. Scrape and smooth all areas to receive paint, sanding all remaining paint material to a feathered edge. Remove mildew with a solution of chlorine bleach, TSP, and water.
3. All glossy or slick surfaces to be de-glossed by sanding or chemical de-glosser as necessary to insure best possible adhesion when repainting with water-base paint.
4. Prime all raw wood areas as specified in sections 3.05.
5. Fill holes, cracks, and imperfections as specified during bid process. Repeated application of patching / caulking materials may be necessary to bring repaired areas flush with adjacent substrate.
6. Raw wood areas to be primed prior to patching / caulking, re-prime patched / caulked areas after repairs are fully cured.
7. If wood repair is included in the painting contract, awarded contractor to full prime all six sides any new wood prior to installation to insure best possible performance.
8. All wood substrates to have no more than 12% moisture content prior to application of prime / finish coat systems.

- ***Patch and repair areas as needed.***

C. Metal Substrates:

1. Dust, dirt, rust, scale, oil / grease, contaminants, peeling or loose paint to be removed by high pressure power washing, scraping, sanding, hand / power tool scraping, and wire brushing as necessary to insure a clean sound substrate for application of prime / finish coat systems. Scrape and sand smooth all areas to receive finish.
2. De-gloss all shiny/ slick surfaces prior to application of finish coat systems when repainting with water-base paint.
3. All metal to be free of moisture prior to application of prime / finish coat systems.
4. Prime all bare metal within three hours of preparation. Top coat all primed areas immediately upon cure.

Painting Contractor _____
Homeowner Assn. _____

Checklist for Crack and Hole Repair...

Shaded Boxes Indicate Scope Of Work

WOOD	INCLUDE	EXCLUDE	NOTE
Door Frames	<i>As Needed</i>		Corner/Miter/Butt Joints
Fascia	<i>As Needed</i>		Corner/Miter/Butt Joints
Garage Doors	<i>As Needed</i>		
Hammer Nail Heads Flush	<i>As Needed</i>		
Pot / Planter Shelves	<i>As Needed</i>		
Remove Protruding Occupant Installed Nails / Hooks	<i>As Needed</i>		
Siding	<i>As Needed</i>		
Top Edge of Horizontal Trim Boards	<i>As Needed</i>		
Trim	<i>As Needed</i>		Corner/Miter/Butt Joints
Window Frames	<i>As Needed</i>		
MASONRY			
1/32" or Larger, Bevel and Caulk / Patch	<i>See 3.04 A. 4.</i>		
Hairline Cracks	<i>See 3.04 A. 4.</i>		Fill With Paint
Holes In Stucco / Concrete / Plaster	<i>See 3.04 A. 4.</i>		
Parapet Caps	<i>See 3.04 A. 4.</i>		
CAULK TO ADJACENT SUBSTRATE			
Door Frames	<i>As Needed</i>		
Garage Door Frames	<i>As Needed</i>		
Window Frames	<i>As Needed</i>		

Painting Contractor _____
Homeowner Assn. _____

3.05 PAINT FINISH SCHEDULE

Finish surfaces in accordance with the following procedure(s) for the surface and finish desired. All products to be applied as needed to achieve full coverage. Product names and numbers refer to products manufactured and/or distributed by Vista Paint with no substitutions, unless otherwise noted or amended in writing. Refer to Preparation Section 3.04 and Substrate Checklists for additional information.

WOOD AREAS SEMI-GLOSS FINISH (CLEAN / DEGLOSS)	
<i>Benches / Lunch Benches, Door Frame / Jamb, Eaves (Wrap w/Primer & Paint), Entry Doors, Fascia, Gazebos, Mailbox Posts / Structures, Monument Signs, Patio Cover (Underside), Street Information Signs, Support Poles, Trash Enclosure Doors, Trellis, Utility Closet / Storage Doors and Window Trim</i>	
Full Prime (<i>Tint ½ Formula</i>):	4000 UNIPRIME
Finish Coat (Full Coverage):	8400 CAREFREE SEMI-GLOSSS

WOOD AREAS LOW SHEEN FINISH	
<i>Balconies</i>	
One Finish Coat (Full Coverage):	MONOPOLE DEXCOAT DISTRIBUTED BY VISTA PAINT CORPORATION
**Note: Distributed Products	APPLY PER MANUFACTURER'S SPECIFICATION FOR PREPARATION AND APPLICATION

MASONRY AREAS FLAT FINISH	
<i>Building Walls, Chimneys, Light Pole Bases, Patio Walls, Perimeter Walls and Trash Enclosure</i>	
Full Prime (<i>Tint ½ Formula</i>):	4000 UNIPRIME
Finish Coat (Full Coverage):	3000 ACRIBOND

MASONRY AREAS LOW SHEEN FINISH	
<i>Curbing and Parking Areas / Lines</i>	
One Finish Coat (Full Coverage):	7200 OPTILINE FAST DRY LOW SHEEN TRAFFIC PAINT

Painting Contractor _____
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3.05 PAINT FINISH SCHEDULE (CONTINUED)

METAL AREAS FLAT FINISH (MATCH ADJACENT)	
<i>Cable / Wire Housing, Drip Flashing, Piping / Conduit, Rain Gutters / Downspouts / Scuppers, Stucco / Foundation Vents and Utility Box Covers</i>	
Full Prime:	8600 POLYTEC PRIMER
Finish Coat (Full Coverage):	3000 ACRIBOND

METAL AREAS SEMI-GLOSS FINISH	
<i>Lamp Posts, Mailboxes, Stair Stringers / Supports and Wrought Iron Common Area Fencing, Gates, Hand / Balcony Railing and Perimeter Fencing</i>	
Full Prime:	8600 POLYTEC PRIMER
Finish Coat (Full Coverage):	8800 POLYTEC SEMI-GLOSS

<i>Chimney Cap (Spark Arrestor)</i>	
Full Prime:	8600 POLYTEC PRIMER
Finish Coat (Full Coverage):	9800 PROTEC SEMI-GLOSS

METAL AREAS GLOSS FINISH	
<i>Bumper Poles / Pipe Bollards (#9971 Safety Yellow) and Fire Extinguisher Boxes (#9975 Safety Red)</i>	
Full Prime:	8600 POLYTEC PRIMER
Finish Coat (Full Coverage):	9900 PROTEC GLOSS

3.06 REQUIREMENTS

A. Contract Documents

These specifications shall be included in and form part of the contract agreed upon between Painting Contractor and Owner(s).

B. Insurance and Guaranties

The Contractor shall carry Workmen's Compensation Insurance for every person employed by him / her on the premises and shall maintain such insurance in full force during the entire time of the contract.

C. Execution

By submitting a bid the Contractor agrees and warrants that he has examined the specifications, visited the site and become familiar with the site conditions and logistics of the complex and accepts that they are adequate for the proper completion of the project.

Further, the Contractor acknowledges that Vista Paint is not responsible for ensuring that these proposed specifications are in compliance with any and all applicable laws, codes and regulations (including but not limited to environmental or area specific restrictions).

It is further acknowledged that the Products specified herein comply with all current local VOC restrictions as of the date written on the specification; however, prior to use of specified products, the applicator shall reconfirm compliance.

The Contractor shall be responsible for verifying field measurements and conditions before ordering materials and prefabricated items. The Contractor shall be solely responsible for determining the amount of material required to complete the project.

The Contractor also acknowledges that even though specifications are being provided, Vista Paint is not affiliated with or in any manner connected with the person applying the product and Vista Paint assumes no liability for application.

Do not dispose of trash in the dumpsters on site. Awarded Contractor is responsible for all trash removal off site.

Painting Contractor _____
Homeowner Assn. _____

Wood Substrates Checklist

Shaded Boxes Indicate Scope Of Work

DESCRIPTION	TO BE PAINTED	NOT PAINTED	NOTES
Balconies			
Benches / Lunch Benches			
Door Frame / Jamb			
Eaves			Wrap w/Primer & Paint
Entry Doors			Sand or Degloss
Fascia			
Gazebos			
Mailbox Posts / Structures			
Monument Signs			
Patio Cover			Underside
Street Information Signs			
Support Poles			
Trash Enclosure Doors			
Trellis			
Utility Closet / Storage Doors			Sand or Degloss
Window Trim			

Masonry Substrates Checklist

Shaded Boxes Indicate Scope Of Work

DESCRIPTION	TO BE PAINTED	NOT PAINTED	NOTES
Concrete Block Perimeter Walls			
Concrete Light Pole Bases			
Curbing			
Parking Areas (Lines)			
Stucco Building Walls			
Stucco Chimneys			
Stucco Patio Walls			
Stucco Trash Enclosure			

Painting Contractor _____
Homeowner Assn. _____

Metal Substrates Checklist

Shaded Boxes Indicate Scope Of Work

DESCRIPTION	TO BE PAINTED	NOT PAINTED	NOTES
Bumper Poles / Pipe Bollards			#9971 Safety Yellow
Cable / Wire Housing			Match Adjacent Color
Chimney Cap (Spark Arrestor)			
Drip Flashing			Match Adjacent Color
Fire Extinguisher Boxes			#9975 Safety Red
Lamp Posts			
Mailboxes			
Piping / Conduit			Match Adjacent Color
Rain Gutters / Downspouts / Scuppers			Match Adjacent Color
Stair Stringers / Supports			
Stucco / Foundation Vents			Match Adjacent Color
Utility Box Covers			Match Adjacent Color
Wrought Iron Common Area Fencing			
Wrought Iron Gates			
Wrought Iron Hand / Balcony Railing			
Wrought Iron Perimeter Fencing			

Painting Contractor _____
Homeowner Assn. _____

Itemized Bid Sheet (To Be Complete And Submitted With All Bids)

Bidding Contractors, in response to the Property Owner / Representative, bids are to be submitted and broken down as follows. This form must be completed in its entirety. All bids to be for similar color repaint unless otherwise noted in this specification. If a significant color change is decided upon, additional coats may be required at additional cost.

ITEM #	SCOPE -	COST
1	Complete preparation and repaint per specifications of 60 units including gazebo, perimeter block wall, wrought iron perimeter fencing, trash enclosures and clubhouse.	

ESTIMATED DAYS TO COMPLETION (WEATHER PERMITTING)

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BID PRICES EFFECTIVE UNTIL (DAY / MONTH / YEAR)

--

I have read the entire specification as set forth and agree to abide and follow the specification with no alterations or substitutions unless otherwise agreed upon in writing with the manufacturers consent. All material to be purchased through Vista Paint and applied as per manufacturer recommendations.

Company Name – Contractor / Estimator Signature / Date

Exterior 100% Acrylic Flat Finish
Architectural Coating - Premium

Description

A premium 100% acrylic solid-bodied stain and finish for exterior use on wood, masonry and previously painted surfaces. Acribond provides a durable matte flat finish with excellent color retention and mildew resistance.

Recommended Uses

New or previously painted wood. Properly primed concrete, stucco, masonry, smooth wood and metal.

Colors

White, stock and custom colors to order.
Bases: A, D, H and P

Packaging

Quart, one and five gallon containers

Finish

Flat, sheen @ 85° = 1.2 – 1.6%

Surface Preparation

Surfaces must be clean, dry and free from all contaminants that may impair adhesion. Glossy or slick surfaces must be scuff sanded prior to application of paint coatings and may require priming. Woods prone to extractive bleeding require a stain blocking primer.

Primer

Concrete/Masonry:	4600 Uniprime II
Cedar/Redwood:	4200 Terminator II
Ferrous Metal:	9600 Protec Metal Prime White
	9610 Protec Metal Prime Red Oxide
Non-Ferrous Metal:	4800 Metal Pro Primer White
	4810 Metal Pro Primer Red Oxide

Application

Brush, roll or spray. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Clean tools and equipment with soap and water.

DISCLAIMER: To the best of our knowledge, the technical data contained herein are true and accurate at the date of issuance and offered in good faith. All technical information is subject to change without prior notice. This product is guaranteed to give satisfactory performance if applied and used in accordance with the label instructions. Any liability shall be limited to a refund of the purchase price, or replacement of this product. This warranty does not include labor or cost of labor for the application of any coating. All express and all implied warranties are hereby disclaimed and excluded including all implied warranties of fitness for a particular use and merchantability. Final determination of the suitability of product or intended use is the sole responsibility of the user. Additional information may be obtained from your local sales representative.

Drying Time

Touch:	1 hour
Recoat:	4 - 6 hours

Coverage

Up to 400 square feet per gallon, depending on porosity and texture of the surface.

Mil Thickness

Wet = 4.0	Dry = 1.6
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Thinning

Use at package consistency. If thinning is required, use water sparingly.

Composition

Titanium Dioxide	13.5%
Extenders	28.1%
TOTAL PIGMENT	41.6%

Acrylic Resin	14.4%
Additives	3.9%
Water	40.1%
TOTAL VEHICLE	58.4%

Weights & Measurements +/-3.0%

Solids by Volume:	40.8%
Solids by Weight:	58.0%
VOC:	48 g/l
Weight Per Gal:	11.9 lbs.
Viscosity:	98 - 102 KU

Conformance

SCAQMD - complies with Rule 1113, Architectural Coatings
MPI - #10, #16

Revised 06.16

Interior/Exterior 100% Acrylic Primer Architectural Coating - Premium Plus

Description

A premium plus, multi-purpose 100% acrylic primer for exterior and interior applications. Superior resistance to efflorescence and alkalinity on concrete and masonry. Dries to a durable film which provides an excellent base for all top coats.

Recommended Uses

New concrete, masonry, wood, galvanized metal and aluminum. This product can also be used on most previously painted surfaces.

Colors

White (tint with up to 2 oz. of colorant). Also available in 4010 Red Oxide and 40D deep tint base (tint with up to 8 oz. of colorant).

Packaging

Quarts, one and five gallon containers

Surface Preparation

Surfaces must be clean, dry and free from all contaminants that may impair adhesion. Glossy or slick surfaces must be scuff sanded prior to application of paint coatings and may require priming. Woods prone to extractive bleeding require a stain blocking primer.

Passivation coatings applied to galvanized metal must be removed prior to priming. Newly galvanized substrates should be tested for chromates. Refer to SSPC SP-16 for proper testing and surface preparation.

Application

Brush, roll or spray. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Clean tools and equipment with soap and water.

Drying Time

Touch: 30 minutes
Recoat: 2 - 4 hours

Coverage

Up to 450 square feet per gallon, depending on porosity and texture of the surface.

Mil Thickness

Wet = 4.0 Dry = 1.8

Thinning

Use at package consistency. If thinning is required, use water sparingly.

Composition

Titanium Dioxide	11.8%
Extenders	17.4%
TOTAL PIGMENT	29.2%

Proprietary Resin	22.1%
Additives	4.1%
Water	44.6%
TOTAL VEHICLE	70.8%

Weights & Measurements +/-3.0%

Solids by Volume:	39.0%
Solids by Weight:	53.6%
VOC:	48 g/l
Weight Per Gal:	10.9 lbs.
Viscosity:	92 - 96 KU

Conformance

SCAQMD - complies with Rule 1113, Architectural Coatings

LEED - complies with LEED 2009

-Low Emitting Materials

MPI - #6

DISCLAIMER: To the best of our knowledge, the technical data contained herein are true and accurate at the date of issuance and offered in good faith. All technical information is subject to change without prior notice. This product is guaranteed to give satisfactory performance if applied and used in accordance with the label instructions. Any liability shall be limited to a refund of the purchase price, or replacement of this product. This warranty does not include labor or cost of labor for the application of any coating. All express and all implied warranties are hereby disclaimed and excluded including all implied warranties of fitness for a particular use and merchantability. Final determination of the suitability of product or intended use is the sole responsibility of the user. Additional information may be obtained from your local sales representative.

Revised 08.16

Description

Optiline, is a *quick dry* 100% acrylic, lead-free premium waterborne traffic and line marking paint, specially manufactured and formulated for cold weather, **excellent dirt pick-up resistance** and durability. Optiline is quick -drying, durable, water resistant and has excellent dirt pick-up resistance for traffic. Product dries to tack-free dry in 4 – 5 minutes.

Product Advantages: Quick drying even in nighttime environment, does not require heating to dry fast, will not crack and remains flexible over time. Requires no thinning, is pre-strained and is environmentally safe and user friendly.

Recommended Uses

Optiline is designed for use as traffic marking, legend identification work, and instructional markings on roadways, sidewalks, crosswalks, curbs, and parking lots. A multi-surface product suitable for application on fully cured traffic-bearing surfaces such as Portland cement concrete, asphalt, and previously painted surfaces.

Colors

White

Packaging

Five gallon containers

Finish

Low Sheen with slight angular sheen.

Surface Preparation

All surfaces must be clean, dry and free from dirt, oil, grease, carbons, wax, loose or peeling paint or contaminants that may interfere with adhesion. Pressure washing using degreasers or TSP, etching, bead or sand blasting is a recommended method of removal of any/all dirt deposits prior to application.

New asphalt or top sealed asphalt surfaces should ideally be allowed to thoroughly cure before striping. Place a small inconspicuous test stripe to determine if surface of asphalt has cured sufficiently. Optiline is not recommended over water-soluble top sealers.

Application

Apply by sprayer only using conventional or airless equipment. Spray equipment must be designed to resist corrosion from constant contact with water. Do not paint during extreme cold, frost, fog, or damp weather conditions. Recommended application temperature ranges 50-90° F. Do not apply below 50° F or if rain is expected within 24 hours.

Caution: When using this product where high foot traffic areas exists and may become slippery when wet, aggregate such as clean sand or *antislip additives* should be added if non-skid characteristics are desired.

Coverage

Theoretical: 339 lineal feet per gallon at 15 mils (wet) / 8 mils (dry) with a 4" stripe; 114 square feet per gallon 15 mils (wet) / 8 mils (dry). Overall coverage will depend on method of application and surface conditions of substrates.

Mil Thickness

Wet = 15.0 - 30.0

Dry = 9.0 - 18.0

Thinning

Not recommended. If thinning is required, thin only with clean water. Any water added will slow the dry time.

Clean Up

Rinse spray equipment and tools promptly with warm soapy water.

Product Mixing

Important! Agitate or stir before using product to allow for uniform consistencies of paint.

Next Page

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Revised 01.16

Fast Dry 100% Acrylic Traffic Finish

Architectural Coating - Specialty

Continued

Special Notes

The presence of concrete sealers or efflorescence on new concrete may interfere with adhesion and should be removed - [see section of surface preparation](#).

Optiline Traffic and Line Marking products are formulated for airless spray without thinning at ambient temperatures above 50° F.

Product limitations - not recommended for immersion service.

Product Application

Conventional Spray	.055 - .070
Airless-Tip Size	.013 - .019

Most *typical* working pressures are 1500 - 2700 psi, using a .013 - .019 tip size in walk behind machines. 50 to 100 mesh filters at the gun are recommended.

Note: Tip sizes may vary depending on type of equipment used and manufacturer's specs. It is recommended that a small test stripe be applied in an inconspicuous area for desired application requirements.

Helpful Hint: Due to the quick drying nature of the product, it is suggested that before spraying you may want to add approximately 16 oz. of clean water through the opening at the top of the pail. Simply unscrew the closure cap on the lid and add the water. The water floats at the surface and acts as a seal to help prevent [product skinning](#) at the surface level. A highly recommended method when both spraying and prior to storing the materials at the end of a job. Be sure the [closure cap](#) and [lid](#) are *tight* and *secured* before storing product.

Storage Conditions

Store in dry well-ventilated area. Storage temperatures should be between 40° F. and 90°. [Do Not Freeze](#). Shelf life is recommended at 12 months.

Composition

Titanium Dioxide	7.8%
Extenders	58.4%
TOTAL PIGMENT	66.2%

Resin	13.7%
Additives / Solvents	3.7%
Water	16.4%
TOTAL VEHICLE	33.8%

Weights & Measurements +/-3.0%

Solids by Volume:	50.0%
Solids by Weight:	63.5%
VOC:	97 g/l
Weight Per Gal:	14.3 lbs.
Viscosity:	88 - 90 KU

Fast Dry Formulas

Field Test: Tack-free dry time is 60-120 seconds and can dry to no-tracking in less than 15 minutes without beads, depending on wet film thickness and ambient conditions.

Drying Schedule: Dry to no traffic pick-up after 15 minutes. Dry through in 25 minutes @ 73° F. and 90% relative humidity. Dry times will be extended at increased humidity and temperatures below 50° F.

Conformance

SCAQMD - complies with Rule 1113, Architectural Coatings

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Revised 01.16

Description

Carefree Semi-Gloss is a premium plus 100% acrylic enamel for interior and exterior surfaces. This top-of-the-line enamel provides block resistance with excellent scrubability and durability and is formulated with outstanding exterior weathering characteristics. Excellent choice for use in food and beverage areas, restrooms, doors, trim and exterior substrates where a superior semi-gloss finish is desired. Carefree can be used in areas where oil based products were previously required. **NOTE:** This product contains ingredients which resist the growth of microbes on the surface of the paint film.

Recommended Uses

Properly primed drywall, concrete, masonry, wood and metal.

Colors

White, stock and custom colors to order.
Bases: A, D, P & H

Packaging

Quarts, one and five gallon containers

Finish

Semi-Gloss, sheen @ 60° = 60.0 - 64.0%

Surface Preparation

Surfaces must be clean, dry and free from all contaminants that may impair adhesion. Glossy or slick surfaces must be scuff sanded prior to application of paint coatings and may require priming.

Primer

Drywall (New):	1100 Hi-Build Sealer 8000 Carefree Prime-ZALL
Drywall (Existing):	4000 Uniprime 8000 Carefree Prime-ZALL
Concrete/Masonry:	4600 Uniprime II 8000 Carefree Prime-ZALL
Wood (Exterior):	4200 Terminator II 8000 Carefree Prime-ZALL
Wood (Interior):	6600 AquaLac Undercoat 8000 Carefree Prime-ZALL
Ferrous Metal:	9600 Protec Metal Prime White 9610 Protec Metal Prime Red Oxide
Non-Ferrous Metal	4800 Metal Pro Primer White 4810 Metal Pro Primer Red Oxide

Application

Brush, roll or spray. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Clean tools and equipment with soap and water.

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Drying Time

Touch: 2 hours
Recoat: 4 hours

Coverage

Up to 375 square feet per gallon, depending on porosity and texture of the surface.

Mil Thickness

Wet = 4.2 Dry = 1.4

Thinning

Use at package consistency. If thinning is required, use water sparingly.

Composition

Titanium Dioxide	20.3%
Extenders	1.4%
TOTAL PIGMENT	21.7%
Acrylic Resin	19.5%
Additives	4.6%
Water	54.2%
TOTAL VEHICLE	78.3%

Weights & Measurements +/-3.0%

Solids by Volume:	35.0%
Solids by Weight:	47.7%
VOC:	44 g/l
Weight Per Gal:	10.7 lbs.
Viscosity:	96 - 100 KU

Conformance

SCAQMD - complies with Rule 1113, Architectural Coatings

LEED - complies with LEED 2009 and LEEDv4
-Low Emitting Materials

CDPH Section 01350 - tested and passed
MPI - #11, #54, #54 X-Green, #141, #153, #163 and #311

Interior / Exterior Multi-Purpose Primer

Architectural Coating - Premium Plus

Description

A premium plus multi-purpose primer formulated for interior/exterior applications. Based on high performance multi-phase self-crosslinking acrylic and polyurethane polymers, Polytec Primer provides excellent adhesion to hard-to-paint surfaces and can be top coated with alkyds, acrylics, epoxy and urethane technologies. Polytec Primer is formulated for DTM applications and provides superior long term corrosion & flash rust resistance.

Polytec Primer embodies user friendly technology providing excellent flow & leveling properties that can easily be sanded if required. It is a low odor, low VOC, HAPS-free product containing no formaldehyde or isocyanates.

Recommended Uses

Wood, ferrous & non-ferrous metal, galvanized metal, brass, copper, fiberglass, concrete & most plastics and other difficult surfaces. **DO NOT USE ON TREX OR OTHER SIMILAR COMPOSITES. DO NOT USE ON STAINLESS STEEL..**

Colors

8600 White and 8610 Red Oxide

Packaging

One and five gallon containers

Finish

Sheen @ 60° = 10% (+/-5)

Surface Preparation

All contaminants that may impair adhesion must be removed (i.e. grease, oil, loose contaminants).

Metal - all metal surfaces must be cleaned based on SSPC-SP1, SP2 and SP3 guidelines. New galvanized metal & very shiny/smooth metals must be acid etched.

Plastics - due to the diversity of plastics, a test sample should be applied to insure adhesion.

Application

Brush, roll or airless spray. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Clean tools with soap and water.

Drying Time

Touch: 30 minutes
Recoat: 2 hours

Coverage

Up to 300 - 350 square feet per gallon, depending on porosity and texture of the surface.

Mill Thickness

Wet = 5.0 Dry = 2.0

Thinning

Use at package consistency. If thinning is required, use water sparingly.

Composition

Titanium Dioxide	12.5%
Extenders	11.0%
TOTAL PIGMENT	23.5%
Proprietary Resin	23.75%
Additives	5.25%
Water	47.5%
TOTAL VEHICLE	76.5%

Weights & Measurements +/-3.0%

Solids by Volume:	37.0%
Solids by Weight:	47.0%
VOC:	<85 g/l
Weight Per Gal:	10.26 lbs.
Viscosity:	95-100 KU

Testing

- Adhesion (ASTM D 3359-97)
- Permability Testing (ASTM D 1653-13 Method A)
- Enamel Hold-out (ASTM D 7786)
- Humidity Resistance (ASTM D 4587-91) 10 (no effect)
- Pencil Hardness (ASTM D 3363-05)
- Water Blistering (ASTM D 714)
- Contrast Ratio (ASTM D 2805)
- Flow and Leveling (ASTM D 4062)
- Prohesion Corrosion (ASTM D 4587-11)
 - Cycle: 4 hrs Light / 4 hr Condensation
- Degree of Corrosion (ASTM D 5894-10)
- Galvanized Adhesion (ASTM D 3359-09 Method B)
- Mandrel Bend (ASTM D 522-13)
- Impact Resistance (ASTM D 6905-03)
- Flash Rust Resistance (CRGI Test Method 37)
- Chemical Resistance (ASTM D 1308-02)

Conformance

SCAQMD - complies with Rule 1113, Architectural Coatings
LEED - complies with LEED 2009

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Revised 12.2017

Description

Polytec Semi-Gloss is a premium plus, single component, high performance architectural and light industrial coating, which is uniquely formulated with a combination of high performance self-crosslinking acrylic and polyurethane polymers fused with proprietary resin technologies. This product was developed for use over a wide variety of surfaces which include ferrous and non-ferrous metal, wood, concrete, masonry, aged alkyds and various plastics. It has a wide application window, can be used under extreme environmental conditions and as a direct to metal (DTM). It offers excellent flash rust/early rust and long term corrosion resistance as well as resistance to abrasions, stains, moisture and both household & industrial chemicals. It has excellent color & gloss retention and does not yellow, is fast dry and suitable for use in USDA inspected facilities. It is environmentally responsible with a VOC of <50 g/l with very low odor making it an excellent product choice for interior applications.

Recommended Uses

Interior and exterior architectural and light industrial applications including application over metal doors & frames and wrought iron surfaces of all types. It can also be used over properly prepared concrete/masonry, wood, many commercially available plastics and ceramic surfaces.

Colors

White and Black.
Bases: P, D, A and H

Packaging

One and five gallon containers

Finish

Semi-Gloss, sheen @ 60° = 50.0% (+/-5.0%)

Surface Preparation

Surfaces must be clean, dry and free from all contaminants that may impair adhesion. **Passivation coatings applied to galvanized metal must be removed prior to priming. Newly galvanized substrates should be tested for chromates. Refer to SSPC SP-16 for proper testing and surface preparation.**

Primer

Concrete/Masonry:	4600 Uniprime II 8600 Polytec Primer
Wood:	6600 Aqua Lac 8600 Polytec Primer
Ferrous/Non-Ferrous Metal:	8600 Polytec Primer White 8610 Polytec Primer Red Oxide 9600 Protec Metal Prime White 9610 Protec Metal Prime Red Oxide
Galvanized:	4800 Metal Pro White 4810 Metal Pro Red Oxide 8600 Polytec Primer White 8610 Polytec Primer Red Oxide

Application

Brush, roll or spray. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Clean tools with soap and water.

Drying Time

Touch: 1 hour
Recoat: 6 hours

Coverage

Up to 350 sq. ft. per gallon, depending on porosity and texture of the surface.

Mill Thickness

Wet = 5.0 Dry = 2.0

Thinning

Use water sparingly.

Composition

Titanium Dioxide	15.2%
Extenders	2.2%
TOTAL PIGMENT	17.4%
Proprietary Resin	26.3%
Additives	4.5%
Water	51.8%
TOTAL VEHICLE	82.6%

Weights & Measurements +/-3.0%

Solids by Volume:	35.25%
Solids by Weight:	44.5%
VOC:	<50 g/l
Weight Per Gal:	10.14 lbs.
Viscosity:	100 - 110 KU

Testing

Adhesion (ASTM D 3359-97)	
on steel panel	0% removal
Prohesion (ASTM D 5894-96)	
on steel panel (1000 hours)	No Corrosion
Humidity Resistance (ASTM D 4587-91)	
on steel panel (100 hours)	10 (no effect)

Conformance

SCAQMD - complies with Rule 1113, Architectural Coatings
LEED - complies with LEED 2009

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Revised 05.17

Description

Protec is a premium plus high performance semi-gloss alkyd emulsion enamel, which is uniquely formulated for a wide variety of surfaces and conditions. It has strong corrosion resistant properties making it an excellent choice as a rust preventative coating on metals. Protec Alkyd Emulsion can be used as a DTM on properly prepared surfaces (for more information regarding DTM applications, contact a Vista Representative). In addition, it has excellent resistance to abrasion, moisture and chemical fumes. Protec can be used as an industrial maintenance coating on metal, wood, concrete and masonry. It is a super compliant "green" coating that is designed for use on all interior/exterior architectural surfaces and has very low odor.

Recommended Uses

Properly primed interior/exterior concrete and masonry, wood (i.e. doors & frames) and metal (i.e. doors & frames, garage doors & wrought iron surfaces) that require a tough, durable, washable surface. **NOT RECOMMENDED OVER UN-PRIMED GALVANIZED SURFACES.**

Colors

White and Black
Bases: A, D and P

Packaging

One and five gallon containers

Finish

Semi-Gloss, sheen @ 60° = 75.0%

Surface Preparation

Proper preparation of metal surfaces is essential to performance of water based coatings. Remove oil, grease, dirt, loose rust, loose peeling paint or other contaminants. Some metal surfaces, such as new galvanized metal may need to be acid-etched and then cleaned from any acid residue. Glossy surfaces must be sanded.

Primer

Concrete/ Masonry:	4600 Uniprime II 8600 Polytec Primer
Wood:	6600 Aqua Lac 8600 Polytec Primer
Metal Surfaces:	
Non-Galvanized Metal:	8600 Polytec Primer 9600 Protec Metal Prime
Galvanized Metal:	8600 Polytec Primer 4800 Metal Pro Primer

Application

Brush, roll or spray. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Clean tools and equipment with soap and water.

Drying Time

Touch: 1 hour
Recoat: 6 hours

Coverage

Up to 350 square feet per gallon, depending on porosity and texture of surface.

Mil Thickness

Wet = 5.0 Dry = 2.0

Thinning

Use water sparingly.

Composition

Titanium Dioxide	24.8%
Extenders	1.0%
TOTAL PIGMENT	25.8%
Proprietary Resin	23.7%
Additives / Solvents	5.5%
Water	45.0%
TOTAL VEHICLE	74.2%
Weights & Measurements	+/-3.0%
Solids by Volume:	35.5%
Solids by Weight:	47.9%
VOC:	<10 g/l
Weight Per Gal:	10.31 lbs.
Viscosity:	95 - 100 KU
Regulatory Coating Type:	Non Flat

Testing

Adhesion (ASTM D 3359-97)	
on steel panel	0% removal
Prohesion (ASTM D 5894-96)	
on steel panel (1000 Hours)	no corrosion
Humidity Resistance (ASTM D 4587-91)	
on steel panel (100 Hours)	10 (no effect)

Conformance

SCAQMD - complies with Rule 1113, Architectural Coatings

LEED - complies with LEED 2009 and LEEDv4
-Low Emitting Materials

CDPH Section 01350 - tested and passed

MPI - #157 and #157 X-Green

*NOTE: This product complies with the Super Compliant Coatings category under SCAQMD definitions.

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Revised 08.17

Interior/Exterior Alkyd Emulsion Finish

Architectural Coating - Premium Plus

Description

Protec is a premium plus high performance gloss alkyd emulsion enamel, which is uniquely formulated for a wide variety of surfaces and conditions. It has strong corrosion resistant properties making it an excellent choice as a rust preventative coating on metals. Protec Alkyd Emulsion can be used as a DTM on properly prepared surfaces (for more information regarding DTM applications, contact a Vista Representative). In addition, it has excellent resistance to abrasion, moisture and chemical fumes. Protec can be used as an industrial maintenance coating on metal, wood, concrete and masonry. It is a super compliant "green" coating that is designed for use on all interior/exterior architectural surfaces and has very low odor.

Recommended Uses

Properly primed interior/exterior concrete and masonry, wood (i.e. doors & frames) and metal (i.e. doors & frames, garage doors & wrought iron surfaces) that require a tough, durable, washable surface. **NOT RECOMMENDED OVER UNPRIMED GALVANIZED SURFACES.**

Colors

White and safety colors
Bases: A, D and P

Packaging

Quart, one and five gallon containers

Finish

Gloss, sheen @ 60° = 85.0 - 92.0%

Surface Preparation

Proper preparation of metal surfaces is essential to performance of water based coatings. Remove oil, grease, dirt, loose rust, loose peeling paint or other contaminants. Some metal surfaces, such as new galvanized metal may need to be acid-etched and then cleaned from any acid residue. Glossy surfaces must be sanded.

Primer

Concrete/ Masonry:	4600 Uniprime II 8600 Polytec Primer
Wood:	6600 Aqua Lac 8600 Polytec Primer
Metal Surfaces:	
Non-Galvanized Metal:	8600 Polytec Primer 9600 Protec Metal Prime
Galvanized Metal:	8600 Polytec Primer 4800 Metal Pro Primer

Application

Brush, roll or spray. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Clean tools and equipment with soap and water.

Drying Time

Touch: 1 hour
Recoat: 6 hours

Coverage

Up to 350 square feet per gallon, depending on porosity and texture of surface.

Mill Thickness

Wet = 5.0 Dry = 2.0

Thinning

Use water sparingly.

Composition

Titanium Dioxide	24.8%
TOTAL PIGMENT	24.8%
Proprietary Resin	24.8%
Additives / Solvents	4.8%
Water	45.6%
TOTAL VEHICLE	75.2%
Weights & Measurements	+/-3.0%
Solids by Volume:	35.9%
Solids by Weight:	47.8%
VOC:	<10 g/l
Weight Per Gal:	10.23 lbs.
Viscosity:	95 - 100 KU
Regulatory Coating Type:	Non Flat

Testing

Adhesion (ASTM D 3359-97)	
on steel panel	0% removal
Prohesion (ASTM D 5894-96)	
on steel panel (1000 Hours)	no corrosion
Humidity Resistance (ASTM D 4587-91)	
on steel panel (100 Hours)	10 (no effect)

Conformance

SCAQMD - complies with Rule 1113, Architectural Coatings
LEED - complies with LEED 2009 and LEEDv4
 - Low Emitting Materials
CDPH Section 01350 - tested and passed

*NOTE: This product complies with the Super Compliant Coatings category under SCAQMD definitions.

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Revised 08.17

DEX-COAT[®]

TECHNICAL BULLETIN



MADE IN U.S.A.



Smooth and Non-Skid Acrylic Deck Coating

PRODUCT DESCRIPTION:

MONOCHEM DEX-COAT is a water-based, acrylic deck coating that forms a tough finish for all exterior/interior floor surfaces. It has outstanding durability and its abrasive-resistance quality assures excellent wear even in heavy traffic areas. It displays high resistance to alkali, acids, UV exposure and moisture. When cured, **DEX-COAT** remains elastic and will contract and expand with temperature and weather variances.

BASIC USES - For porous substrates only

DEX-COAT can be applied to properly prepared latex painted or unpainted concrete, cement, wood, masonry, metal, and asphalt.

Easy Maintenance: Whenever a touch up is desired, just TSP the sound **DEX-COAT** and reapply one coat.

TYPICAL USES:

- Walls & Floors
- Porches & Patios
- Tennis/Basketball Courts
- Swimming Pool Areas
- Decks
- Walkways
- Non-Skid Floors
- Wood Gates

FEATURES:

- Low VOC
- Outstanding Color & Gloss Retention
- Low Gloss
- Easy Maintenance
- MPI Approved Product: MPI # 127 Deck Coating, Latex, Exterior
- Very Low Odor
- Choice of Colors
- Durable
- Flexible Elastomer

Product Qualifications	
Cal Green	Yes
OTC (Industrial Maintenance)	Yes
SCAQMD (Industrial Maintenance)	Yes
CARB (Industrial Maintenance)	Yes
LEED (New Construction)	Yes
LEED (New Schools / CHPS)	Yes

PACKAGING:

DEX-COAT is available in either smooth or textured, clear base or white base and can be tinted to any color using Universal Colorants.

- Item No. 2600: Smooth White Base - Short-Fill: 8 OZ/Gal
- Item No. 2700: Textured White Base - Short-Fill: 8 OZ/Gal
- Item No. 2800: Textured Clear Base - Short-Fill: 12 OZ/Gal
- Item No. 2900: Smooth Clear Base - Short-Fill: 12 OZ/Gal

SUGGESTED PRIMERS:

Ultra-Prime: Ideal for top coating water based acrylic / latex paints, wood, concrete or stucco.

Monochem 21: Ideal for top coating oil/solvent/alkyd/unknown or water based coated surfaces. Easily adheres to non porous surfaces like marble, glazes and very smooth concrete.

NOTE: ALWAYS apply a test patch to check for adhesion, compatibility and proper results. Responsibility for determining the adhesion of **DEX-COAT** to an existing finish rests with the applicator. Do not apply **DEX-COAT** over poorly adhering coatings because when the original paint peels, it will take with it the soundly adhering **DEX-COAT**.

TECHNICAL DATA:

Composition.....	Acrylic
Finish.....	Low Gloss
Viscosity.....	85-90 KU's
VOC Level.....	<50 g/L
SOLIDS BY WEIGHT (ASTM D2396)	
2900-Smooth Clear.....	43% ±2
2600-Smooth Pigmented.....	45% ±2
2700/2800-Textured.....	57-60%
Elongation.....	150%
Moisture Vapor.....	Excellent
Water Resistance.....	Excellent
Solvent Resistance.....	Excellent
Alkali Resistance.....	Excellent
Abrasion Resistance.....	Excellent
Meets Federal Specification TT-C-0555A Section 333 for water permeability and ASTM E-95 Method A for water vapor permeability.	
- Factor of friction (Dex-Coat Textured - Non-slip Properties) Per ASTM C1028	
Concrete (wet).....	0.85
(dry).....	0.94
- Coefficient of expansion (20°F. to 100°F.).....	
Average 8.1 X 10 ⁻⁶	

PREPARATION:

Surface preparation is critical to product performance. The surface to be coated must be dry and clean, free from all dirt, dust, oil, grease, wax and any loose materials or contaminants that will inhibit proper adhesion.

BARE CONCRETE SURFACES:

Bare concrete surfaces must be fully cured, porous, water absorbent, structurally sound, and free from rock pockets, voids, cracks and contaminants. Dense (non-porous concrete*) should be primed with **MONOCHEM 21**, sandblasted, shot blasted, or acid etched 2-3 times for proper penetration and adhesion. *Refer to **ABSORPTION TEST**. The unsealed floor to be coated should have a 120-180 grit surface profile to avoid priming.

For the Absorption Test and etching instructions contact Monopole's Technical Support or refer to the **Application Guide for Monochem Floor/Deck Coatings**.

PREVIOUSLY PAINTED CONCRETE SURFACES:

The composition of the existing coating should be determined prior to application.

ACRYLIC/LATEX PAINT: Remove all loose, peeling or poorly bonded paint. Surfaces must be mechanically cleaned and abraded, using 60-80 grit sandpaper. Dull glossy surfaces by sanding or by using a chemical deglosser. Clean surfaces by scrub washing with a solution of ½ cup TSP to one gallon of warm water. Pay special attention to areas where build-ups of dirt, grease and oil exist. These areas should be scrubbed clean.

If **DEX-COAT** does not pass adhesion tests with the existing paint, apply one coat of **ULTRA-PRIME** Polyurethane Primer or

9

ACRYLIC COATING 09900
PROTECTIVE COATINGS

MONOPOLE INC.
UPDATED JULY 2013



Manufacturer of
U.S. SPECIALTY COATINGS

4661 Alger Street • Los Angeles, CA 90039

Tel: 818-500-8585 • Fax: 818-502-0818

www.monopoleinc.com • Email: info@monopoleinc.com

MONOCHEM 21 Epoxy Primer. For more information, follow product data and label instructions.

OIL BASED PAINT: Apply one coat of **MONOCHEM 21** Epoxy Primer. For more information, follow the product data sheet or contact our technical service department. Removing all existing oil based coatings by sandblasting, shot blasting, or bead blasting is another option. This includes all chlorinated rubber and solvent based finishes such as oil based enamels, epoxies, urethanes, etc.

WOOD SURFACES:

- Wood surfaces should be sanded to a rough finish to provide “tooth” for the coating.
- Wood decks or dimensional lumber built with gaps between planks should be taped and caulked. This protects against water penetrating behind the coating, which creates hydrostatic pressure.
- We recommend sealing all sides of the wood to prevent moisture penetration. All wood surfaces should be screwed down tightly.
- The moisture content of the wood must be below 13%.
- **DEX-COAT** will not stop tannin acid bleeding from wood during and after application. Tannin acid is commonly found in pine, redwood, and cedar. For application over woods that contain tannin acid, we require applying a stain blocker/primer before applying **DEX-COAT**.

UNPAINTED METAL SURFACES:

All rust and contaminants must be removed by lightly blasting with fine abrasives or by conducting a light etching with **MONOCHEM METAL ETCH**. To minimize rust formation in areas where rust has previously formed, we require applying a rust inhibitive metal primer within 6 hours after preparing the surface.

Non Ferrous (galvanized, aluminum, stainless steel): Remove all oils or films with a neutral detergent or emulsion cleaner. Blast lightly with fine abrasives or conduct a light etching. Then rinse using a Zinc treatment.

Corrosive Metals: Remove all the loose rust, dirt, grease or other contaminants by one of the following depending on the degree of cleanliness required. Blast SSPC-SP3; SSPC-SP2; SSPC-SP6; SSPC-SP7. Blast lightly with fine abrasives or conduct a light etching. Then prime with a rust inhibitive primer within 3 hours.

APPLICATION & COVERAGE:

DEX-COAT SMOOTH:

- Apply at an approximate spread rate of 200-250 square feet per gallon.
- Apply the second coat as soon as the first coat is dry to the touch (approximately 2-4 hours).
- Two coats are required.
- It can also be applied using airless equipment.

DEX-COAT TEXTURED:

- Work from the container, a paint tray or by pouring the coating on the surface to be coated. Work a small section at a time, and make the final pass with the roller in one direction to give an even texture and to help eliminate lap marks. Under normal conditions, the surface will remain workable for 5-10 minutes.
- Apply at the rate of 100 to 150 sq/ft per gallon.
- Two coats are required to yield 10 dry mils. Applying two coats ensures an elastic coating that will flex with temperature variances.
- Allow the first coat to dry to the touch (approximately 2-4 hours) before applying second coat. Apply the second coat in a cross pattern with the first coat (ex. if the first coat is applied North to South, apply the second coat East to West) to evenly distribute the texture.
- **DEX-COAT TEXTURED** can be applied using a short nap roller (1/4 - 3/8”) or a hopper gun (do not use airless equipment).
- For the most uniform dispersion of the texture, apply one heavy coat of **DEX-COAT TEXTURED** at 60-70 square feet per gallon using a texture spray gun.

For applications on elevated (second story) decks, we recommend the use of **ULTRA-PRIME** and **MONOCHEM 300** waterproofing membrane prior to applying **DEX-COAT**. Use a paint brush, short nap or foam roller. Rollers should be changed after 1 ½ hours of use. Contact Monopole’s Technical Department for additional information.

DRYING TIME: (@77°F and relative humidity of 50%)

Allow 2-4 hours between coats (dry to the touch).

Allow 4-5 hours dry time for light foot traffic.

Allow 24 hours dry time for normal foot traffic.

Allow 5 days dry time before placing heavy objects on the surface.

Exterior applications must be protected from rain for at least 24 hours after application. High temperatures will shorten drying time, and conversely lower temperatures and high humidity will lengthen drying time.

LIMITATIONS:

DEX-COAT will not form a water-proofing membrane and does not seal inaccessible areas. It will not bridge cracks, fill large pores or compensate for flawed construction. Exposed walls must be capped and the backside of parapet walls must be sealed, flashings must be in place and weep holes and drains installed and functioning (where applicable).

SAFETY INFORMATION:

Monopole, Inc. recommends the use of aggregates for skid resistance, in all of their floor coatings that may be exposed to wet, oily or greasy conditions. The type of activity on the floor surface may determine the degree of slip resistance required for a specific area. Monopole, Inc. will not be responsible for injury caused in a slip or fall situation. It is the end users responsibility to determine the suitability and safety of our coatings for their particular use or application.

WHEN NOT TO USE DEX-COAT

- Do not apply over previously sealed surfaces.
- Do not apply over poorly-bonded paint.
- Do not apply if moisture in the substrate is higher than 15%.
- Do not apply to a poorly cured, dusty or contaminated concrete.
- Do not apply to surfaces exhibiting hydrostatic pressure.
- Do not apply if surface temperature is over 90°F. or below 55°F.
- Do not apply if surface pH level is above 8.
- Do not apply in windy conditions or if rain is expected within 24 hours.
- Do not apply to unsound substrates.

CLEAN-UP:

Wash all equipment and clothes thoroughly with warm water and detergent immediately after use. Dried material on tools, surfaces or other surrounding surfaces will be more difficult to remove. After a full cure, for dirt and common stains you can wash the surface using a mop with warm water and soap or detergent.

FIRST AID:

Eye Contact: Flush the affected eyes with fresh water for at least 15 minutes and call a physician.

Skin Contact: Wash skin with soap and water.

Inhalation: Get fresh air if affected by the vapor or spray mist.

Ingestion: Do not induce vomiting and call a physician immediately.

Read the technical bulletin and Application Instructions for Monochem Floor/Deck Coatings before proceeding with the application.

WARRANTY INFORMATION: MONOPOLE believes that the information in this publication is an accurate description of the typical characteristics and/or uses of the product or products. But it is the end users responsibility to thoroughly test the product in the specific application to determine its performance efficacy and safety. Since use of this product is beyond our control, Monopole, Inc. cannot assume any risk or liability for results obtained when not used according to our specifications and directions. Unless MONOPOLE provides a specific written statement of fitness for a particular use, MONOPOLE’S sole warranty is that the product will meet its current sales specifications. MONOPOLE specifically disclaims any other expressed or implied warranty, including the warranty of merchantability and fitness for use. The exclusive remedy and MONOPOLE’S sole liability for breach of warranty is limited to a refund of the purchase price or replacement of product proven to be defective. In no event shall the seller be liable for any loss of profits or other consequential damages. Under no circumstance will MONOPOLE pay labor charges.