

## Late-season painting, caulking gaps, washability, acrylic paint differences

***How late into fall can I paint house exteriors with latex paint and give customers long-lasting results?***



**Rick Watson,**  
Product Information  
The Sherwin-Williams  
Company

Fall can be a tricky time to paint outside. A common mistake is to paint when daytime temperatures rise above 50° F and nighttime temperatures drop below 35° F. Even though the temperature may be acceptable at the time of application, the paint can stop coalescing, or melting together, when the temperature drops. Additionally, dew will form on almost everything as soon as the sun sets, and seep into the uncured paint. When the moisture evaporates, certain ingredients rise to the surface causing surface staining and possible adhesion problems. My best advice is to use a paint that is made for painting at 35° F and that is resistant to moisture 50 percent faster. That product line is called Resilience.

***When painting exterior wood, some people recommend caulk to keep moisture out of the wood; others say you should leave gaps to allow the house to breathe. Which is right?***

Both ideas are correct. Since moisture is the culprit in many cases of exterior peeling, it's important to use a good quality, acrylic caulk to fill gaps around windows and doors, joints in siding and trim boards, and anywhere moisture could get into the end-grain wood. However, you also need to make sure that moisture generated inside the house has a way to escape. The best way to "allow a house to breathe" are vents. If you are correcting an existing moisture-related peeling problem, you may also need to install siding wedges or vents to give the moisture an easier path of escape than through the paint film. Caulking where the siding overlaps is not advisable, as it could trap moisture behind the paint, causing it to peel.

***Why should I use a 100 percent acrylic house paint instead of a less expensive vinyl acrylic?***

The benefits of using a 100 percent acrylic versus a vinyl acrylic or alkyd modified exterior latex are improved adhesion and better gloss retention, as well as fade and mildew resistance. As a result of this improved durability, you don't need to repaint as frequently. You may pay a few dollars more per gallon for a 100 percent acrylic paint, but when you factor in the extra years of service your customers get from the paint job, it actually costs them less and saves you time on expensive call-backs.

***I have a nine-year-old son and it seems that every time I turn around that I am taking a magic eraser to get stuff off of the walls like oil from skin or whatever. I want to repaint with a product that makes it easier to wash the walls. What do you recommend?***

This is a common question that contractors are fielding today. I would recommend Duration Home Satin. The non-porous film will help provide superior washability and burnish resistance. Instead of scrubbing most stains just wipe clean with water and a mild soap. I used Duration Home Satin in my main entryway a few years ago, after going through the same frustrations you are currently going through. Now all I do is dampen a rag, put a little soap on it and wipe the area clean. This is an ideal set up for Duration Home. **PPC**

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