

Association Info

Management Company

Horizon Management
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847-310-8080

Property Manager

Valerie Hodge

Board of Directors

President Tom Schaefer
Secretary/Vice-President Denise Mays
Treasurer Larry M. Adrian

Committee Heads

Architecture to be appointed
Document Restoration .. Larry M. Adrian
Landlord Relations Larry M. Adrian
Landscape to be appointed
Neighborhood WatchTroy Farmer
Newsletter..... Larry M. Adrian
Rules to be appointed
Social to be appointed
Trash to be appointed
Web Site Development Tom Schaefer

Web Site

www.hanoversquare.org

Towing Company

Car Search 847-608-8120

Keys to a Professional Paint Job

Fall is closing in on us and it's about time to start battening down the hatches for the cold weather, snow and other hardships of winter. While getting ready for the cold weather you may want to think about painting your place to spruce it up a little since you will probably be spending more time inside once the cold hits. Now you may think I'll just slap a coat of paint on things and that will do it. The fact is 90% of a good paint job is the preparation work. A poor paint job can mess up good prep work, but a great paint job rarely makes up for poor preparation.

Lets look at five key points to a good prep job.

Remove everything from the area to be painted:

Pictures, etc should be obvious, but remove the electrical outlet and switch covers, towel bars, etc. Usually it's a lot easier to remove these items than to paint around them and the finished job is always better if you can remove items.

Wash the walls and ceilings:

I use a mixture of ammonia and water, use ½ cup (3 ounces) of ammonia to a gallon of water. Under no circumstances mix chlorine bleach with ammonia, this combination creates a poisonous gas, which is very harmful to breathe. I like to use little shop towels (they look like little 16" x 16" bath towels) they really pick up the dirt. You can drape a towel over a scrub brush to get into the corners and if you have a brush you can attach a pole to you can drape the towel over the brush to clean the ceiling without getting up on a step stool.

Repairing damaged areas:

The key here is to recognize what caused the damage, correct this problem then fix the damage. Holes and scrapes are simple enough but when it comes to peeling or alligatored paint, stains, etc. diagnosing the cause is critical so that your new paint job will last. I can't cover the whole spectrum here but would recommend picking up at least 3 painting books from the library and studying these to come to a conclusion about the problems.

Protect areas not being painted:

Use masking tape to mask off tight spots like inside corners etc. For edges along smooth objects like vinyl or hardwood floors, cabinets, baseboards, etc. I use a 10" or 12" dry wall blade as a mask. If you don't have a large blade you can buy a plastic shield at the hardware store for around \$1.29 that works just as well. The key to using these shields is never paint with a freshly loaded brush as the paint can run under the shield, always paint off some of the paint on an open area first then paint your edge. For edges along carpet, use masking tape. I use 2" wide tape and put the outside edge of the tape on the carpet about 1 ½" from the baseboard with ½" running up the baseboard. Then use my fingers to force this ½" down to the base of the baseboard thus covering the carpet right up to the baseboard and leaving a small crevice big enough to paint the baseboard. To cover floors etc you can use a drop cloth or plastic sheet. I prefer the "blue" tarps to plastic sheets, they are thicker and handle better and they are very cheap. You can get one designed to cover firewood that is 4' x 16' which is great for protecting the floor while painting walls.

Apply primers, sealers and caulk where needed:

Problem areas such as water stains or grease need to be sealed with special primers or sealers before applying the finish coat of paint to prevent the problem from reoccurring in the finish coat. Where different materials meet such as the baseboards and wallboard or the door and window casings and the wallboard it looks much more professional if there are no gaps. If you are lucky and the carpenters did a good job there will be none if you're not so lucky that's where the caulk comes in. If you are caulking along something that will not be painted such as a stained baseboard or a stained window casing you will want to remove any caulk from the stained item before it sets up. You might want to consider masking areas you won't be painting so all you have to do is remove the masking tape before the caulk sets up.

Professionals vs. Amateurs:

The difference between professionals and amateurs, the professionals know what to do if things go wrong. If everything goes as planned the amateur's job will turn out as good as the professional's.

Larry M. Adrian