SUGGESTED STEPS for LONG-LASTING EXTERIOR PAINT PERFORMANCE
On MASONRY and STUCCO

1. **Ensure all surfaces are stable and in good repair.** Repoint as needed per Secretary of the Interior Standards. Refer to *Preservation Brief #2*. Replace all failed masonry units with units of appropriate texture and size. New primer or paint will not adhere to unstable crumbling or face spalled masonry (Spalled masonry is when the masonry unit has lost it’s harder outside face exposing it softer inner core). Matching existing texture, repair all loose and failed stucco. Repair all cracks with appropriate masonry caulking.

2. **Remove all failed caulk.** Clean joints free of cracked and loose caulking for later replacement.

3. **Remove all loose, flaking or failed paint** down to the next sound layer. If previous layers are adhering tightly don’t force it. It is not necessary, unless one chooses, too completely strip-down to a bare surface by removing all of the previous sound paintlayers. The exceptions are alligating, checking, or cracking of existing layers.

4. **Clean the area** to be painted with TSP. Use no greater than garden hose pressure; agitate to entrap dirt particles with a bristle brush and rinse-off. Begin at the bottom and work up to reduce streaking. If mildew is present wash-off with bleach water. Wear rubber gloves and protect your eyes.

   **CAUTION!** Before proceeding with any further work make sure all surfaces are dry. Check this by using a moisture meter, (available at any quality paint store.) Ensure that no surface exceeds 15% moisture before caulking, pre-treating, priming or top coating.

5. **Caulk** at every interface where the masonry meets any window frame, door frame or wood trim. Ensure that water will not have an opportunity to leak behind the brick or stucco. Keep in mind that the use of sealants and caulking can trap water as well as keeping it out. Make sure that water always has a way to escape.

6. **Pretreat all bare and repaired areas** with a *paintable* masonry sealer. This will provide additional moisture protection, if and when paint failure occurs. It also seals the open pores of the masonry providing a more receptive surface for the primer.

7. **Prime all surfaces** with a quality latex acrylic bonding primer.

8. **Top coat** with a quality 100% acrylic latex, top-of- the-line traditional paint. Avoid the newest generation of “coatings” due to the fact that they are relatively new with a short untested history on vintage buildings, are impossible to remove by traditional; preservation methods and by following their recommended application thickness they may obscure fine detail.

9. **Finish coat** with final layer of topcoat following manufacturers recoat guidelines. Apply as soon as possible in order to avoid the finished surface becoming dirty again. If waiting a few days to recoat, wipe the surface with mineral spirits prior to painting in order to remove any dirt, dust or contaminants.