

## LESTER BUILDING PAINT AND MAINTENANCE PROCEDURES

The paint finish, on the steel panels of a Lester building, is a high quality baked-on silicone polyester designed for long life and an attractive appearance. Despite the high quality of the finish, at some point during the lifetime of the building, there will be maintenance required to ensure continued protection from the elements and an attractive appearance.

The color coating provides for a very good repainting surface and no treatment is required other than removal of all dirt, grease, rust and excessive chalk.

The building should be “repainted” before corrosion becomes excessive. If there is still some color coating or galvanizing protecting the metal, corrosion will not take place. If you are painting the building, it should not require re-priming the sheet if some galvanizing remains.

### **Condition – Fading**

**Corrective Measure:** Color fading is a cosmetic condition and will not affect the life of the paint coating but may be objectionable from an appearance standpoint. Cleaning and repainting will be required to restore the original appearance of the panels.

### **Condition – Excessive Chalking**

**Corrective Measure:** Wash with solution of water and detergent. A household detergent such as Tide mixed at the rate of 1/3 cup per gallon of water is appropriate. Scrubbing with a stiff bristle brush may be required.

### **Condition – Blistering, Peeling, Chalking or Loss of Adhesion**

**Corrective Measure:** All of these conditions can be corrected by cleaning the panel, sanding the edges of the affected areas and repainting.

### **Condition – Mildew**

**Corrective Measure:** Mildew may occur in areas subject to high humidity. While it is unusual for mildew to grow on the paint surface itself, mildew can grow on dirt and spore deposits in some areas. To remove mildew along with the dirt, the following solution with a clear water rinse is recommended.

1/3 cup Tide  
2/3 cup Soliex (Tri-sodium phosphate)  
1 quart Clorox  
1 gallon water

## REPAINTING PROCEDURES

When repainting is required due to one of the conditions listed above or due to the natural weathering away over time of the paint surface, the panel may be cleaned (see above directions) and painted per the following procedure.

### **Step 1.**

Sand edges of areas affected by blistering, peeling, chalking, or loss of paint adhesion. Sand any rusted areas and spot-prime with a good quality rust inhibiting primer.

Priming is required only on those areas where the galvanized coating is not present as evidenced by the appearance of rust.

Number 4000 sandpaper is recommended for any required sanding.

### **Step 2.**

Clean the surface using a solution containing a household detergent, such as, Tide mixed with water at the rate of 1/3 cup per gallon of water. Thoroughly rinse with clear water.

### **Step 3.**

Repaint with a good quality exterior paint of the desired gloss and color. Either enamel or latex paint may be used. Care must be taken to ensure that the type of paint used is compatible with the primer if any was required.

Experience indicates that the best color retention can be obtained by using a latex paint system such as the Colony Satintone Latex House Paint or the Colony Satintone Latex Trim House Paint.

For further assistance you may contact us at:

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