

PLAYHAVEN FARM LLC & GREEN BUILDING PROJECT



GREENOVATION : PAINTING

PLEASE NOTE:

Everything included in "Greenovation : Painting" has been transposed directly from the website. That includes references to the PlayHaven Farm LLC and Green Building Project (PHF&GBP) website pages, external websites, links to documents, etc. Because of how quickly things change on the internet, there are NO links from this document.

REMOVE WALLPAPER AND PAINT LIVING ROOM WITH NO VOC PAINT (JUNE 2008)

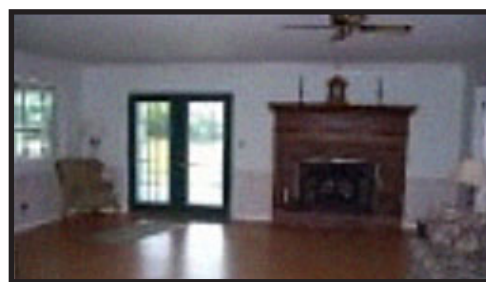
The very first project in the new house was to change the appearance of the living room walls. The upper half of the walls was a very pale green and the lower portion was wallpaper depicting roses with a border piece with larger full roses... a look that was extremely unpleasant to me.

I chose to leave the glossy white millwork/trim as it is and painted the walls with a medium gray that would accentuate the white trim/ceiling and the fireplace brick (it turned out to be very close match to the mortar used with the bricks) and also work well with whatever artwork hung on the walls. I considered repainting the hunter-green doors white, but after finishing with the walls, I found that I liked the contrast with the doors (and a set of shelves painted the same color on another wall of the room that is not in the pictures).

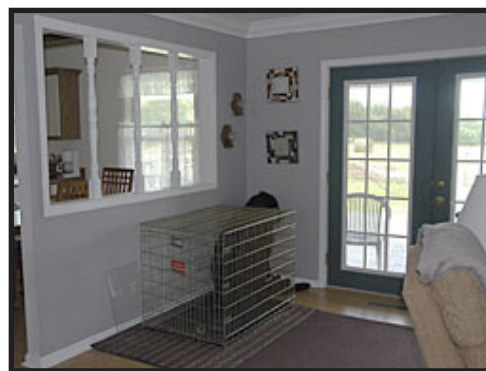
Since I had already decided how my furniture would be situated in the room and that the area would be primarily used for evenings in front of the television... the fact that the wall color darkened the room a little did not bother me at all. The addition of lamps and a torchiere using CFLs (3-way lamps purchased on-line from EFI) lets us brighten the room as desired and still have a cozy feeling.

The wallpaper was removed using DIF; which is a gel compound that you roll on, wait 15 minutes and then scrape off using a tool that they designed to reduce gouging. Luckily for us, the top layer of the wallpaper pulled off easily leaving just the paper backing and adhesive. SO, the DIF worked beautifully! Then I just had to use a mild detergent and water to remove whatever residue of adhesive and DIF was left on the wall after scraping off the paper and adhesive.

The old paint had a flat finish, so after washing the walls, no sanding was needed before applying the new paint. We chose a semi-gloss to make cleaning easier (with dogs that drool, that is VERY important).



This picture above is from the MLS listing - sorry for the poor quality. The pictures below are of the same room after it was painted with Sherwin Williams Harmony® Interior Latex Paint.



I used a 2-inch brush to paint around the trim (I don't use tape because I find that I am messier when I rely on it). Then I used a roller tool on the main areas of the walls. This tool can best be described as a roller assembly with a hollow tube handle... where the paint is drawn into the tube handle of the roller and dispensed like a plunger through the tube into the center of the roller assembly. I find this tool to be wonderful! I only get a few drips and the only wasted paint is what I have to clean out of the tool when I'm finished (by wrapping the roller assembly in plastic between sessions, I don't have to empty it at all until I'm finished with that project or need to use a different color).

I chose to use Sherwin Williams' Harmony paint because while they are not the first paint company to make a zero-VOC version, they are nationally known and have excellent quality paint. And since they are making such a tremendous effort to go green, I wanted to help advance that goal.

The area I painted was 19 x 25 x 8 (minus the doorways and other openings) and even with my sensitive sense of smell, I could not tell there was fresh paint on the walls until the end of applying the last coat. Other people visiting while I was painting also did not smell the paint. It covered well and I only needed two coats. It dried in an acceptable amount of time and I am very pleased with the results.

I plan to use Harmony paint in other areas of the house that need repainting and am confident that not only will it not bother my sinus problems, but will produce the results I desire.



Sherwin Williams Harmony® Interior Latex Paint

Harmony is a natural choice for environmentally preferred interior paint. It is low-odor allowing you to immediately move into your newly painted spaces. It contains less solvents and zero-VOC's (volatile organic compounds) so what is emitted into the air is more environmentally friendly.

I used the Sherwin Williams' Duration paint to seal particle board and plywood on furniture pieces that had previously been outgassing and/or leaving residue. It has reduced my allergic reactions to these items and I am able to store things in drawers (for example) that I was not able to use previously because the odor/residue had gotten into the items stored there.

This paint was recommended to me by the Sherwin Williams representative for this purpose because of its durability and excellent sealant properties. I am very pleased with the results.



Sherwin Williams Duration® Home Interior Latex

This environmentally preferred product is specially formulated to be low in odor, resist mildew and have lower levels of smog-producing pollutants (volatile organic compounds or VOC's). Most stains wipe clean with mild soap and water so no harsh cleaning chemicals are needed for clean-up. The durable formula reduces frequent repaints - providing the ultimate in beauty and washability.

EXTERIOR 'MAINTENANCE' PAINT (SEPTEMBER/OCTOBER 2009)

Now that the roof is done and its cooler outside, I've been able to start painting the house. We didn't get around to painting last year what with just getting settled in... so there is ALOT of maintenance painting that needs to be done. Plus I had to paint the exposed side of the OSB on the underside of the porch roof... which reminded me how much I dislike painting ceilings! Even with my handy-dandy Paint Stick (its a roller that uses the handle to store the paint while you roll it on) -- I used it to paint the living room if you want to know more about that item, check it out (above this entry).

Needing to paint means needing to clean the surfaces and that meant I got to go out and buy a pressure washer. Now, there are different schools of thought about the sustainability of using a pressure washer. After all, that's a lot of water and it does use a fuel (either electricity or gas). From my point of view, it is a mixed blessing. I'm not too keen about using all the water and fuel, but I am THRILLED to shorten the amount of prep work and also not having to spend so much time with a scraper and broom. My aching back had the final vote and it said, YO VEY, HECK YES!

I bring this up because while using the pressure washer (which is at the low end of the gpm by the way... not rated for stripping paint, but it did a fine job getting the loose chips off) to remove loose paint chips and take off the algae on the north side of the house... I discovered that there is dry rot in several places. Now why should I be surprised? The fascia board that is directly below a valley of the roof (oddly enough, its right where we had water in the house as well, are we surprised... not at all) and the siding by it... and the wood below the bumped out windows to the left (east) of the front porch, including the siding. Looks like the money that was intended for insulation this year is going to get spent on repairing the siding. Such is life.

There's really not much to say about exterior painting. Except that bare wood left out in the elements deteriorates very quickly and so the sustainable thing to do is cover it up or coat it with something to slow down the process and make it last as long as possible.

Since the new TPO roof requires a substrate to glue it to... the crew had to add sheets of OSB to the roof over the south porch. That left the OSB exposed underneath and even though it wasn't getting rained on, it was getting condensation and OSB doesn't like any moisture whatsoever! Which means it had to be painted.

While there are many companies creating interior no-VOC paint... there aren't many making low or no-VOC exterior paint. I suppose there may be durability issues involved and other things that I am not familiar with.

This year I didn't have time to go searching for a sponsor to provide exterior paint, so I just went to the home improvement store (in this case: Home Depot) and chose to use Glidden products.

I used the "Gripper" Primer/Sealer on the OSB and other bare wood on the ceiling of the south porch. It took three coats because the OSB really sucks in the paint. But the bright white really lightens things up and I probably won't put a different color top coat on it this year.



I'm using Glidden's Semi-Gloss Exterior Paint to do the 'Forest Green' parts of the house... mainly the base area of the south porch and the north porch and will use it also as an accent color elsewhere.

Unfortunately, the previous owner painted the floor of the porches and so we have to continue to use paint to protect those floors. Paint makes exterior floors very slippery! So we are adding an anti-skid product from Quick-rete to minimize the slippage (so to speak). Plus I'm putting the adhesive roll product on the steps.

Between the rain and the early cold weather, I was only able to put the primer on the south porch floor and only finished about half of the vertical surfaces. So I'll be back to painting as soon as I can (either this fall if there is a break in the weather or next spring).

We decided to change the color of the south porch from dark green (really hot to walk on in the summer) to a light gray that matches the roof color ... and I'll put a forest green border around the

edges for some color. Plus we thought it would be fun to paint games on the floor keeping in the tone of 'PlayHaven' and, of course, there will be pawprints. The lighter color also bring a great deal more light into the house through the french doors and the windows.

****UPDATE (5-10-11)**** Plans have changed regarding the porch floor. Firstly, painting the floor was a horrible disaster!!! Have had paint chips coming off ever since and tracked into the house... aagh! There will be different wood and it will be treated with Deck ReStore by Synta. A new page has been made for that project. Check back!

EXTERIOR SIDING AND TRIM PAINTED (APRIL/MAY 2011)

(From the 5-31-11 Status Report) It took me a couple weeks (fitting it in mainly) to paint the porch; but, the whole house is now repainted (in addition to the north being re-sided)! We are no longer the Iceberg House! I don't usually put photos on this page, but this is a big change, so here are the before and after images. Please visit the other Project pages and see the details of all we've been able to accomplish in the last 3 years. Of course, there is more to do (isn't there always?)...



Because we couldn't afford to re-side the whole house, we had to paint the rest. Not just for the look of it, but for basic house maintenance to protect the old siding. In an additional contribution to the project, Tom Barker from Bordner Installation Group offered to let us hire the sub-contractor they use for painting (wait for it...) directly. WOW, that is VERY generous! That risks the possibility of losing future business if we decided to hire that sub again without going through Bordner. You could have knocked me over with a feather when he offered us that. He pretty much cemented a continuing relationship with Bordner because of that offer. Thanks again, Tom!

That brings me to Monica Hernandez. I am thrilled that this sub-contractor is a woman! (We girls have to stick together... LOL.) Not only did her crews do the siding, they also did the painting. It only took a few minutes talking with Monica to decide I wanted to work with her. So I asked her for a quote to paint the rest of the house (except the porch areas, I want to do those myself). She gave us a super deal and is our newest sponsor. Her crews speak Spanish as a first language, so her skill to translate English is extremely important and from our results, I'd have to say she is skilled indeed! My Spanish is limited to what I learned in summer school in 4th grade and ordering Margharitas (uno mas, por favor!). But in Monica's absence, the language barrier was very slight. The crews knew what to do and we were able to communicate well enough.

Sherwin Williams Paint and Caulk. Why? Because I've had good results with their paint. And, because they have exterior paint that is part of their environmental program. I learned about Duration when I needed to paint the OSB for the waterbed foundation. This paint is a Satin finish. I like their



customer service. Plus, I like their color choices. AND, to top it off, I liked that Monica has an account with them and I was given her discount on the paint that I purchased for the other 3 sides of the house.



This is Jose. No he's not shy, it's just hard to get pictures of people painting... they face the wall all the time.

The details are important... preparation is key to painting.

All the gaps had to be caulked and I'm sure other things had to be caulked... like nail heads. This is essential.

With Jose is Tino (hope that is spelled right). These guys were amazingly fast! And still the quality of their work is wonderful.



Close up of the bump out's gable.

More prep work... protect things that should not have paint on them! Windows and roof in this case.

It is very important that the white roof stay white.

The guys had their work cut out for them there, since it was windy.



Here is Tino power washing one of the other sides of the house.

After it dried, he scraped, caulked and primed where needed.

And covered up what shouldn't be painted.





Tino on the south porch roof.
That is paper taped to the roof.

Once everything was prepped, the spraying began.
Tino did the spraying and Jose did the trim work.



Watching paint dry (ha ha).

Luckily, the wind was blowing from the south
and these fascia boards would be replaced...
made that high spot a bit easier to work with.



Body color on the North side done. FYI: this is SW6067, Mocha.
The porch will be painted with the same color... I want to paint that
area, because I love to paint and I can since I don't have to climb
a ladder.

This being the north side of the structure, it rarely gets any sun.
So it doesn't matter if it is painted a dark color... no solar gain
problems. Since we get cold winters and hot, humid summers,
considering solar gain is important.

In theory, if you have great insulation, the color of your house
shouldn't matter to the interior temperature. But dark colors in full
sun still radiate heat outward. Just like an asphalt parking lot. (No
wonder we have global warming!)



There was a small area (about 5 inches at the longest edge) of rot on the east side at the north edge that I didn't know how to handle. Monica's crew did! Scrape out the bad stuff and put in some automotive body putty as a fix (until we can do a good repair, that is) prior to painting.



Jose working on the trim. Trim color: SW6068, Brevity Brown. We thought the dark trim next to the white roof would be nice.

A note about selecting color. Select them from the same mono chromatic scale. Or, more simply put, from the same strip of sample colors. If you want to put different colors together, you might want some professional help to be sure they will not clash (unless that is what you want).

North side trimmed out. (Except for the fascia boards that will be replaced.)

Also, you can see that the metal flashing is not painted, if you look closely. Jose asked me if I wanted it painted and I didn't know if it should be or not. I told him no since I knew he would be back to finish the trim after the fascia was replaced; that way I had time to get the correct answer. The answer turned out to be: yes, paint the metal flashing the same color as the trim. (This was from Jerry - the roof guy.)



Don't forget those soffits! We chose to paint them the same color as the trim.

This is the body color on the west (and east) side of the house. It is SW 6065, Bona Fide Beige. Since the east and west sides get a lot of sun, we chose to use a very light color, but in the same mono chromatic scale. It's not horribly unusual to paint the front of your house one color and the rest another color. Also, many people only paint the trim on the parts of the house visible from the road.

We chose to paint the trim all the way around.





Here is the east side with the new body paint...
And here it is trimmed out.



The South side of the house has a fourth color: SW6063, Nice White. We had to paint it and I wanted to keep it white, so this way, there is just a hint of the brown color and it will look great with the trim color. (Remember? same mono chromatic scale.)

Of course, Jose and Tino thought I was nuts. "Quatro Colores?"
"Ci, quatro colores!"

The other South wall, with the window trimmed out.

After all, only 2 sides of the house can be seen at any given time, so the fact that there are three body colors is not as strange looking as you might think.

And even if it is... it's my house. And that's my office on the second floor... it gets warm enough in there in the summer even with white walls.



OK, we're ready for the KC Roofing guys now.
The fascia replacement has it's own Gallery page.

The painters are done! I'll be painting the porch the same way: Mocha body and Brevity Brown trim. (Pics will be added when I'm done.)

The columns and railings will stay white. And the green 'skirt' will be the trim color.





Northeast view.



South view.

Southeast view (it's hard to see the color change from the south side to the east side in this picture).

If you look closely, you can see that the wall under the porch roof is a different white than above it. That is the previous color.

I'm hoping to do something fun with that wall... hmmm.

The railing and porch sides will stay white and green (respectively).



Northwest view. This is what you see from the road.

Here is the Northwest view AFTER.

Over the Memorial Day weekend, I was able to finish painting my portion (the porch). Now the painting is finished and this is the final product.

Here is the Northwest view BEFORE - for comparison.



As an aside, we had golf ball size hail a few days ago and we had absolutely NO damage to the roof or the siding/paint. HURRAY for Certaainteed, Hardie, and Sherwin Williams!