

EXTERIOR PAINTING AND REPAIRS

Exterior To-do List

- ❑ **Paint/Repair Wooden Components** – Regular inspection should be performed on your wooden siding to determine if there are any presenting issues that need attention. If there are any raw areas or missing caulk, it can cause your wood to retain moisture, which can cause rotting. Warping or shrinking wood can also create entry points for moisture, wind, and insects. Preventative maintenance is always the best plan to minimize damage and, ultimately, expense. Damage from termites, ants, woodpeckers, and bore bees are also repairable. Wooden components to consider in your inspection include:
 - Siding
 - Windows
 - Trim
 - Fascia
 - Moldings
 - Garage Doors
 - Shutters
 - Vents

- ❑ **Caulk Cracks** – If your windows have a wooden brick molding or trim around them that transitions the window to the siding or brick/stone of your home, this wooden trim should be sealed to your window and to the siding or brick/stone of your home with caulk. When the caulk cracks or crumbles away, it allows moisture to penetrate the wood trim, which will eventually cause wood rot. It can also allow air flow into your home, decreasing its energy efficiency.

- ❑ **Refinish Doors** – Stained and varnished wood or fiberglass doors require an annual to bi-annual stain and varnish application that includes an agent to help shield your wood from damage due to UV rays. This will help prevent them from fading, cracking, peeling, warping, and weather checking (the alligator look).

- ❑ **Re-glaze Wooden Windows** – Glazing is the compound that seals and holds your glass pane in the wooden window frame. Over time, oils in the glazing begin to dry out and the glazing will eventually crumble. This allows moisture to penetrate the wood which can cause wood rot. Additionally, it may permit air flow from the outside to be forced into your home. Catching this early makes it an easy fix and increases your energy efficiency. Left unattended, your window frame could eventually rot enough to require replacement.

- ❑ **Repair Ice Dam Damage** – Ice dams are formed by moisture from the roof in a cycle of freezing and thawing. Through this process, ice can sometimes

build up under your shingles or siding. As the ice gets closer to the warm interior of your home, it will begin to melt. This may result in an eventual leak in your walls, ceiling, or floor. It could also affect your exterior fascia, under eave, or siding. Arndt's Custom Painting can help you fix the damage caused by the ice dam, but you first want to address the cause so that it does not become a perpetual problem. There are many variables that can contribute to this problem. You should consult a roofing specialist to help you determine the root issue of the problem.



Tip: You may want to contact your insurance agency. They will often cover the expense of damage repair.

- ❑ **Refinish/Paint Overhead Garage Doors** – What your door is made of determines what you need to look for.
 - *Metal garage doors* are often thought to be aluminum, but they are not. They are steel and need to be painted regularly to keep them fade and rust free.
 - *Wood and masonite doors*, through the constant movement, allow the panels to move, which can cause moisture to infiltrate the horizontal areas. This can result in wood rot. Regular caulking and painting can help prolong the life of your door.
 - *Natural wood doors* can also be affected by movement. But additionally, the sun and heat can cause the wood panels to split. This is true for stained and varnished as well as painted wood doors. Regular inspection and preventative maintenance can help minimize the results of these issues.

- ❑ **Pressure Wash** – Mold will permanently stain vinyl siding. Don't wait until it is too late. It is important to stay on top of maintaining the exterior of your home. Pressure washing your deck not only freshens its appearance, it also removes dangerous, slippery mold.



Tip: Aluminum and vinyl siding can now be painted! You are no longer stuck with faded or out-of-date colored siding. There are specifically formulated paints that will safely give your home a fresh, updated look. Ask us how!