



Exterior Sidings

Finishing and Maintenance Recommendations

IMPORTANT: Read and understand the entire procedure before attempting to finish the material.

The recommendations provided in this bulletin represent our best judgement based on our experience to date with normal applications. The instructions supplement standard building practices and building code requirements; they are not to be deemed exclusive or exclusionary of these practices and requirements. Unless prior approval is obtained in writing from the Product Performance Department of Masonite Corporation, any deviation from these recommended procedures shall be at the sole risk of the installers.

I. FINISHING REQUIREMENTS—PRIMED PRODUCTS

Masonite primed siding is manufactured from wood and must be painted with an exterior coating system in accordance with the following specifications to fulfill siding warranty requirements.

A. GENERAL INFORMATION: Paint performance is dependent upon the quality and quantity of paint applied, and the conditions under which it is applied. Low quality paint, and/or thinly applied paint, tends to last for a relatively short time, resulting in discoloration, premature fading, inadequate substrate protection, and frequent repainting, sometimes as often as every one or two years. Top quality paint applied in sufficient quantity will provide best performance with minimum maintenance. Follow the coating manufacturer's recommendations when selecting and applying a paint.

B. SURFACE PREPARATION: The siding surface must be free of dust, dirt, mildew, and other foreign materials before painting. Washing with water and a mild detergent will usually remove dust and dirt. Allow the surface to dry before painting. Contact a paint/supply store for recommended methods of removing and controlling mildew. **The control of mildew on the surface of paint is a homeowner maintenance responsibility. Masonite will assume no responsibility for the treatment and prevention of mildew.**

C. PAINT SELECTION: For best results, use satin/semi-gloss or full gloss exterior acrylic latex or a satin/semi-gloss or full gloss exterior oil-base paint. All exposed siding surfaces, including the bottom edges, must be well coated. Semi-gloss or full gloss finishes tend to perform better than flat finishes. **Note: Some systems may require the application of a designated primer and topcoat combination. DO NOT USE THE FOLLOWING COATINGS:**

Shake & shingle paint	Vinyl acrylic paint*
Flat oil paint	Vinyl acetate paint
STAINS	Clear Coatings
Vinyl acetate/co-polymer paint	

***Note: Although vinyl acrylic exterior paint may be readily available, it must NOT be used on Masonite siding. Vinyl acrylic paint tends to weather more quickly than full acrylic paint, and may discolor.**

D. PAINT APPLICATION: Always follow the paint manufacturer's recommendations for the application and maintenance of field-applied paints.

1. ALL EXPOSED SURFACES OF MASONITE SIDING INCLUDING THE BOTTOM EDGE (DRIP EDGE), MUST BE WELL COATED. Because of its location, the bottom edge is often not adequately protected with paint. Inadequate coverage of the bottom edge may result in premature deterioration of the siding.

2. Masonite factory-primed siding must be finished with two coats of paint within 90 days after installation. If, due to unforeseen circumstances, the siding is not painted within 90 days, reprime the siding using an exterior primer that is specifically recommended for use on wood-based siding and is compatible with the topcoat to be used. Use the same primer for repair of any damage to the original factory-applied primer.

3. A TOTAL FIELD APPLIED DRY FILM PAINT THICKNESS OF AT LEAST 2-1/2 MILS IS REQUIRED ON MASONITE SIDING. This requires the application of two or more unthinned coats of paint at the spread rate recommended by the paint manufacturer. This may be two topcoats or, if required by the paint manufacturer, a primer and topcoat combination.

4. Most coatings can be applied with brush, roller pad or spray. The brush application method tends to apply the most paint per coat; spraying tends to apply the least per coat.

5. The siding surface temperature must not be less than 50°F for 24 hours following the application of water based paint. Paint performance problems can be avoided by not applying paint in the evenings of cool spring and fall days when heavy dews can form before the surface of the paint has thoroughly dried. Allow at least 2 hours for the paint to dry before sunset. Likewise, painting in the morning should not begin until after the dew has had time to evaporate. Serious water absorption problems, and major finish failure can occur with some latex paints when applied under these conditions.

Masonite is not responsible for the performance of field applied finishes. Finish performance is dependent upon coating quality and application methods which are factors controlled by the finish manufacturer and applicator.

FACTORY FINISHED PRODUCTS:

Prestained and prepainted sidings do not require field finishing for the life of the warranty applicable to the particular products. Periodic washing with water and mild detergent may be desirable. Frequency of washing depends upon local conditions. Touch up any damage done to the finish exercising care to avoid getting paint on undamaged areas. When refinishing is necessary, follow the procedures for finishing primed siding.

II. MAINTENANCE

Maintenance is a homeowner responsibility and not the responsibility of Masonite. Failure to follow maintenance requirements will void the warranty.

An annual inspection of the exterior of the home will help prevent costly repairs. A checklist should include the condition of caulk, the presence of mildew, the condition of the paint, and the proper drainage of water off, and away from the home.

A. CAULK: Loose and cracked caulk must be removed and replaced with a good quality exterior acrylic latex caulk or equivalent. **DO NOT USE HARD-SETTING CAULK.**

B. PAINT: The condition of the paint should be checked annually and maintained as noted in the following table

<u>CONDITION OF PAINT</u>	<u>ACTION REQUIRED</u>
• Good condition, unbroken, non-chalked	• Clean to remove dirt
• Thin, but unbroken, and well-adhered to siding	• Clean and apply two topcoats
• Badly eroded, substrate showing through paint	• Clean, prime and apply two topcoats
• Cracked, flaking, exposed substrate	• Remove loose paint film, clean, prime and apply two topcoats

C. MILDEW: Paint appearance can be affected by the presence of mildew. Mildew is a living organism (fungus) that grows on the surface of paint, giving the paint a darkened, dirty appearance. Painting over mildew will not control its growth. It must be removed prior to painting by using a commercial mildew wash available at many paint stores. **It is important to follow label instructions carefully and to heed all warnings when using a mildew wash.**

Once the mildew is removed, its growth can be controlled with paint that is certified by the manufacturer as mildew-resistant. Supplemental mildewcide purchased at paint stores can be added to paint for additional control. **The control of mildew on the surface of paint is a homeowner maintenance responsibility. Masonite will assume no responsibility for the treatment or prevention of mildew.**

III. MISCELLANEOUS

Masonite siding(s) are made of wood and like all wood products, they must be treated in the following manner:

1. Wash painted surfaces with water and mild detergent to remove accumulated dirt. The frequency of washing will depend on location conditions.
2. Locate landscape sprinklers so water will not hit siding. Keep landscape foliage at least 12" away from siding.
3. Divert drainage water from roofs away from the siding with the use of gutters or similar devices. Allowing water from the roof to run down the surface of the siding can cause discoloration and accelerated erosion of the paint.
4. Keep the bottom edge of siding at least 6" above the finished LANDSCAPE grade, or horizontal surfaces such as decks AND sidewalks.
5. Do not allow wood or Masonite siding(s) to, 1) stand in water, 2) be in direct contact with concrete/masonry, or 3) be in continuous contact with wet/moist surfaces. Continuous exposure to water without an opportunity to dry will lead to deterioration of wood and wood-based materials such as Masonite siding.

THE STATEMENTS EXPRESSED IN THIS TECHNICAL BULLETIN ARE THE RECOMMENDATIONS FOR THE FINISHING AND MAINTENANCE OF MASONITE SIDING PRODUCTS. UNLESS PRIOR APPROVAL IS OBTAINED IN WRITING FROM THE PRODUCT PERFORMANCE DEPARTMENT OF MASONITE CORPORATION, ANY DEVIATION FROM THESE RECOMMENDED PROCEDURES SHALL BE AT THE SOLE RISK OF THE INSTALLERS. FOR FURTHER TECHNICAL INFORMATION, WRITE TO MASONITE CORPORATION, 1955 POWIS ROAD, WEST CHICAGO, IL 60185; ATTENTION: PRODUCT PERFORMANCE DEPARTMENT.



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