Hughston Homes
Builders

SPECIFICATION: PAINT

Hughston Homes: Georgia & Alabama Operations

Version 1.3

READ WITH: This Specification states the products, standards, and methods for the painting Work. It is governed by the Master Subcontractor General Requirements and is paired with the Paint Scope of Work. All documents are read together.

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ARTICLE 1 Purpose and Relationship to Other Documents

This Specification states the materials, reference standards, and execution requirements for all interior and exterior painting and finishing Work for Hughston Homes.

This Specification is governed by the Master Subcontractor General Requirements and is paired with the Paint Scope of Work. In the event of a conflict, the order of precedence stated in the Master Subcontractor General Requirements governs; where requirements overlap, the more stringent governs; and the SUBCONTRACTOR shall immediately seek written clarification and direction from the CONTRACTOR for any perceived conflict in the language of these documents before proceeding.

ARTICLE 2 Reference Standards

The following standards are incorporated by reference and govern at the points in this Specification where they are invoked. Where a standard has been superseded, the current edition applies.

Standard	Title / Subject
MPI Architectural Painting Specification Manual	Approved products, coating systems, and quality criteria for architectural painting (Master Painters Institute).

Standard	Title / Subject
MPI surface-preparation & DFT standards	Surface-preparation levels and dry-film-thickness acceptance for architectural coatings.
AMPP / SSPC-SP surface-preparation standards	Preparation of metal substrates, where applicable (SSPC standards are now maintained by AMPP).
PCA P5	Benchmark Sample Procedures for Paint and Other Decorative Coating Systems (Painting Contractors Association).
PCA P10	Measurement of Surface Area for Estimating Painting and Decorating Work.

ARTICLE 3 General Material Requirements

All materials shall be delivered in original, labeled containers and be defect-free.

Products are Sherwin-Williams unless otherwise noted. Where a product is MPI-listed, it shall meet or exceed the corresponding MPI category.

The SUBCONTRACTOR shall not substitute any CONTRACTOR-specified material unless replaced with a product equal in quality, utility, and substance and approved in writing by the CONTRACTOR's Purchasing Manager.

Furnish and apply paint in the type and colors specified on the customer selection sheet and this Specification.

This Specification reflects the Sherwin-Williams product review of July 2026. Products discontinued since the prior issue have been crossed to their current equivalents: **Magnum XL** → 950A (or 1050QD); **Resilience** → Latitude Exterior Acrylic; **Builders Masterpiece** → ProMar 400 / Solo Semi-Gloss; **A-100 Exterior Alkyd** → Exterior Oil Based Wood Primer. Confirm current product names, equivalents, and availability with the Hughston Homes Sherwin-Williams representative before ordering.

ARTICLE 4 Materials Schedule

4.1 Exterior

Substrate / Surface	Prime	Caulk	Finish
Wood fascia, trim & soffit; "Syn" board & HardiePlank trim; factory-primed trim & shutters	Factory-primed items require no additional primer. Raw wood, knots & bleed marks: spot-prime with Exterior Oil Based Wood Primer (formerly A-100 Exterior Alkyd) or Extreme Block.	950A Siliconized Acrylic (1050QD where a quick recoat is required); SherMax or MaxFlex where an elastomeric sealant is required	SuperPaint Exterior Acrylic Latex, Satin or Gloss (2 coats)

Substrate / Surface	Prime	Caulk	Finish
Wood siding (raw)	Spot-prime knots & bleed marks with Exterior Oil Based Wood Primer or Extreme Block; then 1 full primer coat	950A, or SherMax / MaxFlex	SuperPaint Exterior Flat (2 coats)
Cementitious siding, factory-primed (HardiePlank, Cemplank, Weatherboards)	None, the factory primer is the primer. Do not apply LOXON over factory-primed Hardie.	950A, or SherMax / MaxFlex	2 coats SuperPaint Exterior Acrylic Latex, Satin (builds color and sheen; required on dark colors)
Cedar siding, trim & accents	Pre-seal / pre-stain all faces, edges, and end cuts before installation (see Article 6.4)	950A, or SherMax / MaxFlex	Woodscapes Acrylic Semi-Transparent Stain (Woodscapes Solid Color where an opaque finish is specified)
Exterior doors / factory-primed metals	Spot-prime bare & abraded areas with Kem Bond HS Universal Metal Primer or Pro-Cryl Acrylic Primer (rust-inhibitive)	,	Latitude Exterior Acrylic (replaces Resilience)
Overhead & roll-up garage doors	Spot-prime bare & abraded areas with Pro-Cryl Acrylic Primer (rust-inhibitive)	,	ProIndustrial Multi-Surface Acrylic, Semi-Gloss (Sherwin-Williams tested, 2025; approx. 2 gal per build)
Fiberglass exterior doors	Extreme Bond Primer	,	Latitude Exterior Acrylic
Galvanized metals	Solvent-wipe (naphtha) to remove residue; prime entire surface with Pro-Cryl Acrylic Primer (rust-inhibitive)	,	SuperPaint Exterior Gloss
Exposed foundations (raw concrete)	1 coat LOXON Concrete & Masonry Primer/Sealer	,	SuperPaint Exterior Flat

4.2 Interior

Substrate / Surface	Prime	Caulk	Finish
Doors & vertical trim	Factory-primed wood requires no additional primer. Raw wood: prime with Premium Wall & Wood Primer or PrepRite ProBlock Latex Primer/Sealer. Fill nail holes with Crawford's Natural Blend or Minwax Wood Putty; fill gaps over ¼″ with 3M Bondo Wood Filler.	950A, or SherMax Elastomeric	2 coats ProMar 400 Zero-VOC Interior Semi-Gloss (replaces Builders Masterpiece)
Horizontal trim, built-ins, mantles & mud cubby	Same preparation as doors & vertical trim	950A, or SherMax Elastomeric	2 coats Solo Interior Acrylic Semi-Gloss, specified for block resistance; ProMar 400 can remain tacky where weight is applied (approx. 1 gal per build)
Walls	PVA Primer (new drywall)	,	ProMar 400 Interior Flat (standard). Duration Home where the buyer selects the interior wall upgrade.
Ceilings	PVA Primer (new drywall)	,	Painters Edge Flat Wall Paint
Bath, laundry & other wet walls	PVA Primer (new drywall)	,	Duration Home, mildew-resistant (see Article 5)
Interior stained wood	1st coat: Minwax Wood Finish Oil-Based Stain	,	2nd & 3rd coats: Minwax Satin Fast-Drying Polyurethane (stair stain to match rail color)

ARTICLE 5 Environmental Conditions

The climates of Georgia and Alabama are hot and humid for much of the building season; the following conditions are critical to coating performance.

Do not apply coatings when the surface or air temperature is outside the range on the product label and technical data sheet, or when the surface temperature is less than 5°F above the dew point.

Relative humidity at the time of application shall not exceed 85% (or the lower limit on the product data sheet) and should be steady or falling, not rising.

Provide temporary heat or ventilation as required to meet temperature and humidity conditions. If the CONTRACTOR supplies propane heaters and tanks, the SUBCONTRACTOR is responsible for securing, lighting, refueling, and moving them, and for returning empty tanks to the designated area.

Avoid painting exterior surfaces in direct sun on hot substrates; do not apply when surface temperatures exceed the manufacturer's maximum. Cease exterior painting at least two (2) hours before sunset to avoid condensation and allow cure before nightfall.

Protect freshly applied exterior coatings from airborne pollen, dust, and insects until tack-free. During heavy pollen periods, do not apply exterior finishes without adequate protection.

Use mildew-resistant coatings for all exterior surfaces. Bathrooms, laundry rooms, and other high-moisture interior areas receive Duration Home per the Materials Schedule.

ARTICLE 6 Surface Preparation

Coating performance depends directly on surface preparation. Examine all surfaces before starting; commencing work constitutes acceptance of the surfaces as satisfactory to receive the finish. Prepare surfaces per the product technical data sheets, the referenced standards, and the following:

6.1 General

Ensure all surfaces are clean, dry, and free of oil, dirt, mildew, dust, and any contaminant that could affect adhesion or appearance.

Clean dust and debris from electrical boxes, corners, windowsills, and other areas adjacent to surfaces to be painted.

6.2 Wood

Sand to a smooth, clean surface; fill gouges and unsound knots with wood filler and sand smooth. Bring defects that cannot be repaired to the CM's attention.

For knots and bleed-prone marks, remove gummy sap with denatured alcohol, then spot-prime with Exterior Oil Based Wood Primer (formerly A-100 Exterior Alkyd) or Extreme Block.

Factory-primed wood does not require an additional primer coat; prime raw wood only.

6.3 Drywall, Metal & Concrete

Drywall: ensure walls and ceilings are sanded and sponged with minimal point-up required before priming.

Steel & iron: remove dirt, rust scale, and grease; where heavy scale or rust exists, remove by power tool, scraping, sanding, or wire brushing, followed by a mineral-spirits wash.

Concrete / foundations: allow concrete to cure at least 30 days; pressure-wash and spot-clean to remove dirt, oils, and loose particles; allow to dry thoroughly, then prime with LOXON Concrete & Masonry Primer/Sealer before finishing.

6.4 Cedar: Preferred Installation & Preparation

Cedar is a high-risk substrate: it is prone to tannin bleed, moisture uptake at unsealed end cuts, cupping, and premature finish failure. To prevent callbacks, seal cedar before it goes on the wall.

Pre-seal or pre-stain every face, edge, and end cut with the specified Woodscapes finish before installation, including the back face. Field-cut ends shall be sealed at the time of cutting, before the piece is installed.

Do not install unsealed cedar. Coordinate the sequence with the CM so cedar is finished and dry prior to installation.

ARTICLE 7 Application

7.1 General Workmanship

Apply materials evenly and smoothly to avoid runs, sags, holidays, brush marks, air bubbles, and excessive roller stipple. Coverage and hide shall be complete and uniform in finish, color, and appearance.

Apply at the manufacturer’s published spread rate (square feet per gallon) for the substrate; do not exceed it. Spreading material beyond the published rate to stretch coverage is not permitted and is grounds for rejection. Follow label drying times between coats.

Apply so that the abutting edges of different materials or colors are sharp and clean and do not overlap. Paint applied by airless sprayer shall not be thinned.

7.2 Interior

Walls and ceilings: apply one (1) coat of drywall primer and the finish coats specified in Article 4.2. Walls receive ProMar 400 Interior Flat (or Duration Home where upgraded); ceilings receive Painters Edge.

Spray the primer coat (ceilings first, then walls) so paint does not run or orange-peel. Spray the finish coat and back-roll (ceilings first, then walls) so no roller marks are visible.

Cut in straight at all walls, ceiling, and trim lines. Paint all interior doors and woodwork to full coverage with no shrinkage or voids; paint tops and bottoms of doors; leave hinges unpainted.

Pre-primed doors and trim receive two (2) finish coats, no additional primer. Horizontal trim, built-ins, mantles, and the mud cubby receive Solo Semi-Gloss for block resistance.

7.3 Exterior

Apply prime and finish coats to all exterior surfaces without a factory finish, with products per Article 4.1. Factory-primed Hardie receives two (2) coats of SuperPaint and no additional primer.

Seal and spackle knots in exterior trim before painting; caulk and paint the undersides of bay and box windows; paint roof vents and plumbing flashings black.

If PVC trim is used, fill nail holes with PVC trim welder nail sticks (or equal) so no painting is required at those points.

ARTICLE 8 Protection and Masking

Protect the Work and all adjacent areas with suitable covering throughout. For spray application, completely cover adjacent substrates, vehicles, landscaping, and fixtures.

Provide all masking required for interior painting, including cabinets, hardware, mirrors, railings, floors, and hinges, as well as any factory-finished items or items the CM designates not to be painted.

The SUBCONTRACTOR is fully responsible for the satisfactory removal, repair, or replacement of any surface exhibiting overspray from its Work, and shall note any pre-existing overspray to the CM in writing.

ARTICLE 9 Inspection and Acceptance

Where a benchmark or sample is required, prepare it per PCA P5 and obtain CM acceptance before proceeding with the represented Work.

Interior walls and ceilings are accepted on coverage, not film gauge: the specified number of coats, applied at the published spread rate, with complete hide, no tape lines, joints, brush lines, or drywall discoloration showing through, and uniform color and sheen. Dry-film-thickness gauges are not a reliable measure on porous drywall and are not the acceptance standard for these surfaces.

On metal substrates, overhead and roll-up garage doors, ornamental iron, and railings, the coating shall meet the dry film thickness (DFT) published on the product data sheet, verified by gauge where the CM requires it.

Replace or rework defective work to a satisfactory breaking point. Application shall comply with the manufacturer’s warranty requirements.

SUBCONTRACTOR	**CONTRACTOR: Edgar Hughston Builder, Inc. (d/b/a Hughston Homes)**
_____ Authorized Signature / Date	_____ Authorized Signature / Date
_____ Printed Name / Title	_____ Printed Name / Title
_____ Company Name	_____ Company Name