



Facade Restoration Coating Maintains Outstanding Color Retention and Extreme Weathering Performance After Eight Years of Service in South Florida

Sanibel Island property owner relies on ultra-durable Kynar Aquatec®-based exterior coating to reduce maintenance costs and extend service life in harsh coastal climate.

The Atlantic and Gulf coasts of South Florida are home to some of the country's most impressive architecture. They also get hit hardest with severe weather generated by the ocean and its ever-changing tides. Between the hot beating sun, salt air, rain and hurricanes, protecting coastal buildings against harsh climate conditions with high-quality architectural coatings is of vital importance.

Located along the Gulf of Mexico—just a short drive from Fort Myers, Florida—Sanibel Island is justly famed for its beautiful sunsets, iconic lighthouse and luxurious resorts. It is also an area known for its extreme humidity, high temperatures, salty ocean breezes, blowing sand and harsh UV conditions that cause architectural coatings to fade and degrade more rapidly and severely on the exterior of residential and commercial buildings.

Severe Weathering Issues

In 2009, a Sanibel Island homeowner decided that the appearance of his prized vacation property was showing extreme weathering and was in dire need of a major facelift. The area's aggressive salt air, sea spray and humidity caused the original white paint on the home to severely chalk and degrade, as well as grow mold and algae on the shaded, moisture-prone areas. The building's stucco exterior—originally painted with a construction-grade paint—was severely faded and flat, with no sheen to it at all.

With restoration of the home's exterior long overdue, the owner turned to the professional expertise of painting contractor Ron Rooker, who has been servicing residential and commercial clients in Fort Myers/Sanibel Island for more than three decades.



Project:
Sanibel Island Vacation Home

Coating:
Neverfade® Façade Restoration Coating

Coating Supplier:
APV Engineered Coatings, Inc.

Wanted Durable, Long-Lasting Protection

When it came to the selection of a new coating system for the exterior restoration, the goal was to create a warm, soft yellow aesthetic that would provide long-lasting color retention and protection against the elements, with minimal maintenance. The durability of protective coatings is vital to extending and maximizing color stability and gloss retention of building facades in South Florida's coastal communities. In addition, reducing the number of repainting cycles in these highly aggressive weathering environments has become significant in the overall evaluation of life-cycle costs.

Selected as the topcoat for the residential property was NeverFade®, a low-VOC façade-restoration coating that comes with a 15-year product-and-labor warranty for color performance from the manufacturer—APV Engineered Coatings. "Low maintenance was critical to the property owner," said Rooker. "Because the coating system retains color and restricts mildew from growing, the home won't need to be pressure-cleaned nearly as often as it would if a high-end latex paint was used."

Available in eggshell and semi-gloss sheens, plus custom-color matching, NeverFade® is based on Kynar Aquatec®, an innovative platform of emulsions that are used to make premium water-based architectural coatings. Coatings formulated with these emulsions provide the same long-lasting durability, extreme weatherability and

color-retention properties as Kynar 500® resin-based coatings for keeping painted building façades looking vibrant and appealing. They also resist fading, dirt, staining, algae, mold, fungal growth and corrosion, and can be applied to a variety of substrates.

Easy to Apply

At the request of the homeowner, a warm, soft yellow custom color—NeverFade® Sanibel Sun—was created for the stucco façade of the residential property. Prior to the application of the topcoat, workers pressure-cleaned the entire exterior and applied a chalk sealer onto the stucco sidewalls. The contractor then used an airless sprayer to apply 45 gallons of the Kynar Aquatec®-based coating and then back-rolled it into the stucco profile.

"The high-performance coating was very user-friendly," said Rooker. "It was only one component and had the ability to be spray-, roll- or brush-applied as needed. It also kept a nice wet edge, showed no roller marks and had a creamy, rich texture that makes application splatter-free."

Long-Lasting Results, Proven Performance

A recent examination of the Kynar Aquatec®-based coating on the Sanibel Island home found a total color difference of only 1 delta-E (ΔE) unit after eight years, considerably less than the parameters of the warranty issued by the paint manu-

facturer, which covers ΔE of 5 or higher. There were also no signs of chalking or coating degradation, and no mold or algae growth on any area of the property. While the NeverFade paint has reached an eight-year milestone, Kynar Aquatec®-based coatings have been weathering in the field and in a Miami-based, natural-weathering testing site for more than 18 years. In addition, the first-generation Kynar 500® technology has performed for more than 50 years in harsh UV-prone environments, with exceptional color retention.

"For us, it was all about low maintenance," said Mickey Ciriello, owner of the Sanibel Island vacation property. "We used to have the property pressure-washed and repainted every three years, which can be very costly. The past eight years have saved us thousands of dollars, and our home looks beautiful."



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