



## House Painting Information for Homeowners

**House painting is important for many reasons.** A good paint job beautifies and adds character and personality to your home. Paint also serves as one of your home's primary lines of defense against weather, insects and other damage.

**When should one paint?** Is the paint chipped, cracked, flaking, or peeling anywhere? Are there areas of exposed wood or signs of water damage to either your siding, trim, or the paint itself? This is a sign of potential dry rot, meaning moisture could be getting into the wood. Finally, how does your home look? Is your paint faded? Has it morphed to uneven colors? If you see any of the signs mentioned above, a new paint job is probably in order. A rule of thumb is exteriors should be painted every 5 to 10 years. This time frame depends on how well your house was painted the last time, the quality of paint that was used, the quality of the prep work that was done, and the surface of your exterior.

**Choosing a paint color may be one of the hardest aspects of the job.**

Drive around the neighborhood looking for homes that catch your eye. Try to figure out what it is about them that you like or dislike. Keep in mind that very dark colors and some pigments like blue and red are known for fading quickly in the sun. Note that some color variation between adjacent homes is a good thing. Southgate, Newport/Sunnycove, and Traditions have color binders that homeowners can borrow for ideas (contact Wakefield Sharp). Homeowners can also access these binders on [hamiltonfield.org](http://hamiltonfield.org). If painting your home a different color scheme, an *Application for Architectural Design Review*, which can be found at [hamiltonfield.org](http://hamiltonfield.org), must be completed. Please allow sufficient time for review and approval. If homeowners are painting their home the same color palette, there is no need to submit an *Application for Architectural Design Review*.

**Need painter recommendations?** Check out [nextdoor.com](http://nextdoor.com) to see who your neighbors recommend. Tip: Choose a painting contractor during the winter months and get on the schedule early. The price is usually better and you aren't competing with everyone else when the rains stop.

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<sup>1</sup> Board Approved 10-30-19

