

easy to clean and economical for the military's needs," he says. "Many soldiers and their families are in and out of the units yearly, and that demands a rugged, bullet-proof paint."

Formulations

Most acrylics are low VOC formulations—low in organic compounds—which reduces on-site gases, and cuts the fresh paint smell of newly painted interiors.

Many high-grade acrylic primers and semi-gloss finishes contain mildewcides and other agents that prevent or retard the growth of mildew—an important feature in Hawaii. "Once mold growth starts and imbeds itself in the paint, it's difficult to remove, so focus on maintenance (repainting) is your best bet," says Graham.

These inhibiting agents can also be added to the paint when purchased. Other specialty coatings, such as SurfaGuard™, claim to eliminate bacteria from painted surfaces and block odors and discolorations.

Spray or brush?

Once the paint is selected, decide whether the paint will be sprayed or

brushed onto surfaces.

Your contractor may suggest spraying if many interiors need to be repainted. This makes sense from his point of view, and maybe yours, too. Spraying a surface usually takes much less time than a brush application, so while spraying can use up to

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—Ron Garlie

four times as much paint, you save significantly on labor.

But beware. "Spraying does not necessarily eliminate the need for rollers and brushes," says Van Zandt. If improperly done, a sprayed finish

can be so thin that it can be wiped off with a damp rag.

"We share the opinion that spraying coats of paint is never equal or superior than brush and rolling," says Garlie. "When you brush and roll any product on, you actually mechanically push the product into the surface texture, thus creating a better seal of the substrate. However, sometimes spraying becomes your option. If you choose to mask off and spray a surface, we always recommend, where possible, to 'back brush' or 'back roll' the surface. By doing this you get the best of both—a quick spray application that gets the material to the surface so you only have to load up your roller once, and then 'back roll' the material into the surface to fill all the nooks and crannies."

Repainting an apartment complex or condominium can seem daunting, but the premium paints now available in Hawaii can make choosing and applying paint the least of your worries.

With one exception.

"Probably the number one challenge we always face," Garlie says, "is to get the condo association board to approve the colors." 🏠



Graham Builders' Tanaka interior was painted with Glidden interior eggshell finishes; railings used Sikkens stain. Photo courtesy Graham Builders