



# HOUSE EXTERIOR PAINTING: BEAUTY VERSUS WATERPROOFING

When you want to paint your house, the first thing on your mind is probably what color to choose. Your first thought is to look up the Pantone colors of the year or the latest design trends in a magazine.

As the owner of The Captain Painter, I know that design is foremost on homeowners' minds. However, focusing on this too much can cause homeowners to lose sight of what's really important: waterproofing the home to protect it throughout the years of harsh weather and moisture.

Whenever I inspect a home while estimating for a job, I always discuss the importance of protecting the house by correctly prepping and coating the home. Hardening a home goes hand-in-hand with choosing design elements and color consulting. In the long run, a failed painting job can compromise the underlying structure, such as stucco, wood or metal, resulting in hairline cracks, rust, chalking and flaking paint, it's time to paint your home.

There are so many products and procedures involved in an exterior painting job, that it's important to find a trustworthy painter who can navigate

you throughout the process. Here are five things to check when looking for one:

1. Check if the painter is licensed and insured. You should also check that the license is under the painter's name. For the best results, choose a painter who also has a waterproofing contractor's license.

2. Do your research. Check online reviews to make sure they represent a real testimonial and disregard those that don't have enough details or seem staged.

3. Make sure the painter is referred by local professionals such as inspectors, real estate agents and designers. Good reviews from these authority figures are a positive sign.

4. Observe how reactive the contractor is to your request for an estimate. Do not think that they will be fast and careful on the job if they're sloppy and slow during the estimating process.

5. During the walk through, listen to how much detail the contractor brings into conversations about materials, scope of the work, policies, warranties, etc. Professionalism is the key here.

**To learn more about The Captain Painter, visit [thecaptainpainter.com](http://thecaptainpainter.com), call 954.278.1313 or email [augusto@thecaptains.com](mailto:augusto@thecaptains.com).**



## Michael Gurnier

Professional Inspector,

Michael Gurnier, ACI, Inc.

Certified by the American Society of Home Inspectors

Having inspected thousands of homes in South Florida, I've seen my fair share of structural and aesthetic deficiencies—deficiencies that can cause major problems for home improvements. Since embedded moisture prevention components (e.g., window and door flashings) are not generally installed in South Florida homes, homeowners are relying on the skin of the building (i.e., paint and caulking) to stop all leakage into the structure. During a thorough home inspection, customers place the most important place in their lives in our hands. It's a privilege to respect their trust by working with other home professionals who value safety and integrity. Top professionals should only refer top professionals, which is why I partner with painting contractors such as Augusto Alagia. He and his team at The Captain Painter share my passion for the high standards of home inspection and respect for the customer.