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Common Problems and Issues

Peeling

Trim

It's very common for areas on the trim to begin peeling. Most trim that's peeling is real wood, such as 1x2's used on fascia, door trim, garage trim, or railings. In addition to any real wood on the house, any areas where moisture accumulates. These areas take a lot of damage from moisture sitting on them and freezing then thawing, and constantly beating on the paint. Once the paint begins to peel, those areas on your home are exposed to the weather. When water gets into the wood and freezes, or water is constantly running through the wood, you'll begin to see the wood begin to get gray and rot. This leads to replacement, which can be very costly. Any areas on your home that are peeling will most likely be the same areas that will peel in the future. We recommend to take special care of these



kinds of areas. By scraping off any peeling paint, we can be sure not to apply onto a surface that is already peeling. Sanding this area will smooth out the edge between what has peeled off and what has not peeled, and sanding will also create a better surface for us to apply the paint onto. Finally, after the area has been scraped and sanded, we recommend using a high quality primer to seal this area. The sanded wood creates a rough surface for the primer to bond to, and the primer will create a better surface for the paint to adhere and bond to than if we just apply paint to the wood.

Siding

Most siding you will not find peeling. However, if any siding is peeling it can be very costly if not taken care of properly. On many homes that are first built, there is a very thin layer of paint applied. After 7-10 years, many times the underside of the siding will start to peel, specifically on the North side of the home. The North side of the home experiences less sunshine, so moisture is more likely to stick around longer. This moisture slowly wears away the paint on the underside of the siding boards. Each time it rains, more moisture runs down the side of the house, wearing down the paint. The lower siding boards experience this more than the siding boards on the 2nd story. Eventually, the underside will start to peel, leading to an exposed board. If this is not taken care of, your siding boards will begin swelling and can lead to replacement. Replacing siding can be very costly. We recommend to sand off any peeling paint on the bottom of the siding boards. After sanding, we would prime those areas to seal up the boards before applying any paint. If this is not done properly, you can only expect the job to last about 2-4 years before these areas start to peel again. If done properly, you can expect it to last more like 5-7 years.

Cracking

Cracking is one of the most common paint problems in Bakersfield. Builders use inexpensive and low quality caulking when painting your house. As the temperatures change, your house expands and contracts. As this happens over and over again, the caulking doesn't hold up and begins to break down and crack leaving your home exposed. Moisture can get into these cracks and goes back behind your boards. This leads to boards warping away from the house, or boards rotting from the inside out. In order to properly protect your home, we recommend resealing all of these cracks with a siliconized acrylic caulking. Silicone is more flexible than standard contractors caulking, so it will breathe with the house and last longer. However, paint will not stick to silicon caulking. This is why we recommend siliconized acrylic caulking that will hold paint, but also last longer

Fading

Fading or chalking is another very common problem in Bakersfield. Sunny days blast your home with UV rays breaking down the resin in the paint. Resin is the primary component in paint that protects the home. Pigment gives it the color. When the house starts to fade, this is an indication that the resin has broken down in the paint and there is minimal protection on your home. Without protection on the house, moisture will get into those boards (usually siding boards) and lead to warped siding boards which can be very expensive to replace. We recommend a power wash to wash off any dust and residue from the chalking. For sides that experience the most sunlight, we also recommend a second coat or a coat of primer for extra protection. This will provide a higher level of resin and protection for that side of the home, ensuring that it will not fade as quickly so you can avoid costly replacement costs in the future and a longer lasting paint job.

Nail Holes

Moisture can sit in nail holes around the house and do damage to your siding. You'll see areas where there are nail holes beginning to swell due to moisture getting into those areas. If you only paint over these, there will still be a small pocket for water to sit. We recommend caulking these nail holes to leave an even surface for moisture to flow off of rather than sitting there breaking down the paint.

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