The Mead Beet Newsletter

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How to Prevent Interior Paint in Your Home From Peeling — Blanche Evans

You may notice it in the bathroom, above the shower, or on your windows alongside the panes of glass. Anywhere moisture can get trapped under paint, peeling paint will result.

Windows and mirrors sweat. Bathrooms and kitchens retain more humidity than other areas of the house. When wood absorbs moisture, it expands and crumbles, allowing the primer and paint on top to lose their grip. Aging paint or improperly prepared paint can easily lose integrity. Even some preventative measures can fail, such as caulking, which can lose its elasticity and allow seepage.

While not all peeling can be avoided, it can be delayed and prevented with proper preparation and maintenance. Make sure the area you want to paint is clean, particularly in kitchens where greasy cooking film can build up on walls. Also, prepare properly with scraping, sanding, and priming with a good interior primer.

Start with a high quality paint that is designed to last. If you are painting on bare wood, be sure to use a primer. Paint two coats for depth, rich color values, and coverage.

If you find peeling paint, look for the reason. Uncaulked windows, poor ventilation, roof leaks, and foundation issues all contribute moisture which loosens paint. Make sure you're using the correct type of paint to cover old paint. For example, many oil-based paints have been replaced by latex paints that may require a coat of primer.

Make repairs to your home to prevent peeling paint. All bathrooms should have an exhaust fan in the ceiling to help dispel moisture accumulation. Make sure that all windows are caulked between the frame and the glass. Caulk quarter round between the floor and bottom edge and again between the upper edge and the wall so that moisture from cleaning products doesn't gravitate behind walls.

Inspect tubs and showers frequently to see if the caulk is holding up between the walls and fixtures. Peel off weak caulk, and recaulk. If you don't have a ceiling vent, install one. It can lift moisture up and away from vulnerable areas such as window sills, sinks, and showers.

If you're planning to paint a room or two yourself, ask your professional paint salesperson for advice on the best products to use for every room in your home. — RealtyTimes 7/24/15

Trivia Question

When did Colorado gain statehood? What numbered state are we?

First 4 correct answers win a gift certificate! Email answers to dina@listingsbydina.com

Farmer's Market 12-4 PM Every Sunday this summer. Come check out the fresh produce from local vendors.

The Little Town That Could...And Does

MARK YOUR CALENDAR!

August 31st, 7:00 PM, Monday

Real Estate/Lending Seminar

ReMax Traditions Office

2204 18th Street, Longmont

Dina James, Real Estate Broker

Cindy Vaughan, Lender

The market is crazy, right? Are you curious what your home value is worth? Does Zillow offer an accurate representation of home values? If you do decide to sell, what will you qualify for toward your next purchase, and is the process complicated?

If any of these questions have popped up in your household, come to this FREE seminar on Monday, August 31 at 7:00 pm and Cindy and I will personally go over your individual situation and answer your specific questions. Or, if you'd like a private consult, just call or email me and I can arrange that as well.

The homes listed below were sold in MEAD during the months of **July** 2015. The sold price is not reflective of the asking price. In some instances, the house sold for higher than asking price and visa versa. DTO= Days To Offer (when an offer came in.)

Sold Price	Sq Ft	Style	Beds	Subdivision	Address	DTO
$215,000	1440	Ranch	2	Old Town	106 5th Street	6
$249,900	1910	Four-Level	4	Old Town	545 Main	4
$272,500	2994	Ranch	3	Western Meadows	16321 11th Street	7
$282,000	2994	Ranch	3	Western Meadows	2502 Sage Court	47
$287,000	2700	Ranch	3	Western Meadows	16313 10th Street	2
$290,000	2792	Four-level	3	Margil Farms	3641 Settler Ridge	6
$305,000	2994	Ranch	5	Margil Farms	3710 Settler Ridge	3
$352,500	2874	Ranch	5	Feather Ridge	138 Eagle Avenue	7
$590,000	3588	2 Story	4	Singletree Estates	15302 Singletree Drive	5

*All above information derived from IRES Multi-Listing Service. The stats provided are for informational purposes and not a solicitation to buy or sell real estate.

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Be sure to visit the Mead Farmer's Market Sunday's from 12-4!
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jrw2004@live.com

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