



**EFFORTS AND COURAGE
ARE NOT ENOUGH
WITHOUT PURPOSE AND
DIRECTION.**

By John F. Kennedy

I Painting Mistakes : Six mistakes you must avoid making.

Spring is here and the time of the year when most people tackle painting their house. This article is a must read before you paint a new coat of paint .

Did your last painting project result in peeling paint, uneven edging or paint-stained flooring? Use these tips to avoid the same problems in the future.

#1 Choose the right paint. Most paint falls into two categories: water-based and oil-based. Water-based paint is easy to clean up, resistant to fading and works with different materials. Oil-based paint requires more clean up and prep time, but works well for specialty jobs like painting wallpaper.

Accidentally choosing water-based paint over of an oil-based paint — or visa-versa — won't ruin your painting job. But mixing outdoor and indoor paint will negatively affect the outcome of your project. If you're unsure which paint to use, ask your local hardware store.

#2 Prep your job. Many failed painting projects stem from a lack of prep. Here's a how to prep like a pro:

- **Lay down drop cloths:** Set up your drop cloths first. Spills, drips and dust are inevitable during a painting project.
- **Spread your Spackle:** Use Spackle to fill in any holes or cracks in your wall.
- **Sand the walls:** Gently sand your wall before applying any paint or primer. A rough surface will help your paint stick to the wall.
- **Prime the walls:** Previously painted surfaces don't need a primer. If you're working with a raw or rough surface — concrete, wood, plaster or drywall — primer is necessary. After your primer has dried, sand it down before adding your finishing paint.
- **Tape off your no-paint zones:** Use painter's tape to cover areas you don't want to paint, like trim, outlets and molding. Run a putty knife over your tape to eliminate any air bubbles.
- **Cutting in your corners:** Cutting in means painting out several inches from your baseboards, window frames, outlets and door frames. Tackling hard-to-reach areas first will make it easier to paint larger areas later.



#3 Use the right tools. Before you begin painting, research the tools you'll need to complete your project. If you're painting an exterior, you'll be covering a bigger area. Larger rollers and paint sprayers will help you cover wider areas in less time. Outdoor painting also requires flat and angled brushes for cutting in and covering tight spaces. For indoor jobs, use flat and angled brushes to cut in tight spaces and smaller rollers to cover walls.

#4 Paint the right way. Begin in the middle of your ceiling and move outward, painting from side to side. After your ceiling is dry, cut in around the ceiling line, windows, doors and moldings. Then, use your roller to paint the rest of your walls.

#5 Choosing The wrong paint. Mismatching paint can cause bubbling, peeling, and cracking. Be sure to identify your existing paint before you add a new coat of paint. If you're unsure, bring a sample to your local hardware store. It's also important to choose the right sheen for your new paint. Matte (flat) finishes are best for low-traffic areas like accent walls, while glossy (shiny) paints are ideal for high traffic like entrances and kitchens. Eggshell is a good overall paint for most other rooms.

II—How to Clean Exterior Brick

An expert reveals the best methods for making your brickwork beautiful again just in time for summer

With summer right around the corner, our focus is once again on outdoor areas. Stained and dirty exterior brickwork and pavers are not only an eyesore, but they can be a real slip hazard too. We asked Elizabeth McIntyre, CEO of Think Brick Australia, how to remove the most common blemishes and return brickwork to its glorious best.

How do I remove dirt and grime? Bricks that are covered in dirt and grime are easy to take care of. Simply rinse them with a mixture of water and liquid detergent, and use a fiber or soft bronze bristle brush to scrub them clean.

What about moss and mold? Make a cleaning solution by mixing equal parts water and bleach, and spray this on the affected parts of the brick. Then use a natural or nylon bristle scrubbing brush to scrape away mold or moss.

When working with bleach, it's important to take the necessary safety precautions to prevent harming yourself or the environment. Always wear rubber gloves and eye protection while you're scrubbing to ensure that the bleach mixture does not touch your skin, face or eyes.

Can I use a high-pressure cleaner? You can use a high-pressure cleaner, but you'll need to keep the water pressure to a moderate level, not stand too close to the brickwork, and choose the correct spraying angle so you don't damage the brick face and mortar.

Set the water pressure between 1,000 and 1,200 pounds per square inch, keep the jet of water around 20 inches from the wall (and never closer than 12 inches for localized patches), and keep the spray angle at 15 degrees (this will allow you to concentrate the pressure on the bricks rather than the joints).



Any tips for success? Fully saturate the entire face of the brickwork and the area below it with water before and after applying the cleaning solution. Saturating the wall before you begin will keep the solution on the face of the masonry where the stains are situated. And it is just as important to fully saturate the area afterward, as any cleaning solution left behind can cause stains.



When cleaning, aim to treat about 25 to 64 square feet at a time, depending on the weather, the location of the masonry and how quickly your bricks absorb water.

How do I remove smoke and soot marks from a brick barbecue? First, clear any debris such as ash or wood chunks from your barbecue area. Then remove as much of the soot as possible from the area with a vacuum or brush.

Next, prepare your cleaning solution. Smoke and soot marks are best removed with sugar soap, which is a highly alkaline mixture. Mix 18 ounces of sugar soap into 2 quarts of hot water and then clean the area with a scrubbing brush. After you've done this, scrub the surface of the brick with a mix of detergent and scouring powder. (If you can't find sugar soap, you can use trisodium phosphate according to package instructions.)



It's very important to stay protected when removing smoke and soot marks from exterior brickwork. You should always use proper eye protection to keep any loose soot or spray from getting in your eyes.

My bricks have rust-like brown stains. How do I get rid of these? This is an iron oxide stain. It's most obvious on cream bricks but can show up on darker bricks too. Iron oxide stains frequently result from the incorrect use of hydrochloric acid on clay masonry.

You can remove iron oxide stains with phosphoric acid (check with your local hardware store). Spray a mix of 1 part phosphoric acid to 6 parts water on the affected area. Leave it to dry until the marks disappear. Repeat to ensure that all deeply embedded stains are removed.



Our team has changed!

- 1) **Alessandra** started as our sales assistant in mid-April. She has personality plus you will really enjoy talking to her. She is already setting numerous appointments for our lessees and buyers.
- 1) **Marlaina** started in May as our Executive Assistant. She has a variety of experience as a past business owner and has high goals to help us expand the real estate market.

We look forward to working with our new team to give our clients great service.

We encourage our many customers to attend our company wide picnic on June 2nd, 2018 at Stoney Creek Metro Park. This picnic is one of our largest

events of the year with over 300 kids & adults in attendance. Lots of food and drinks for everyone. See attached flyer.

YOU ARE CORDIALLY INVITED

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4300 Main Park Rd, Shelby Twp, MI
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