

## Scope of Work: Surface Preparation & Painting of Exterior Metal Railings

### 1. Site Preparation

- Inspect all exterior railings to identify rusted, damaged, or loose areas.
- Protect adjacent surfaces (concrete, landscaping, glass, etc.) with drop cloths, masking tape, or plastic sheeting.
- Ensure work area is safe and cordoned off to prevent pedestrian interference.

### 2. Surface Preparation

- **Rust Removal:**
  - Mechanically remove rust using wire brushes, scrapers, or power tools (grinders/sanders).
  - For heavy rust, apply rust converter where complete removal is impractical.
- **Cleaning:**
  - Wash railings with detergent solution to remove dirt, grease, and contaminants.
  - Rinse thoroughly with clean water and allow to dry completely.
- **Surface Conditioning:**
  - Feather edges of existing paint to ensure smooth transitions.
  - Sand all surfaces to create a uniform profile for paint adhesion.
- **Final Inspection:**
  - Verify all rust has been treated and surfaces are clean, dry, and free of dust.

### 3. Priming

- Apply one coat of **rust-inhibitive metal primer** (zinc-rich or epoxy-based).
- Ensure full coverage, especially on joints, welds, and corners.
- Allow primer to cure per manufacturer's specifications.

### 4. Painting

Apply **two coats of exterior-grade enamel or polyurethane paint** suitable for metal surfaces.

- Use brush/roller for detailed areas and spray application for uniform coverage where feasible.
- Maintain consistent color, sheen, and thickness across all railings.
- Allow proper drying time between coats.

#### **5. Quality Control**

- Inspect painted surfaces for uniformity, coverage, and absence of runs, drips, or missed spots.
- Touch up as necessary.
- Ensure final finish is smooth, durable, and aesthetically consistent.

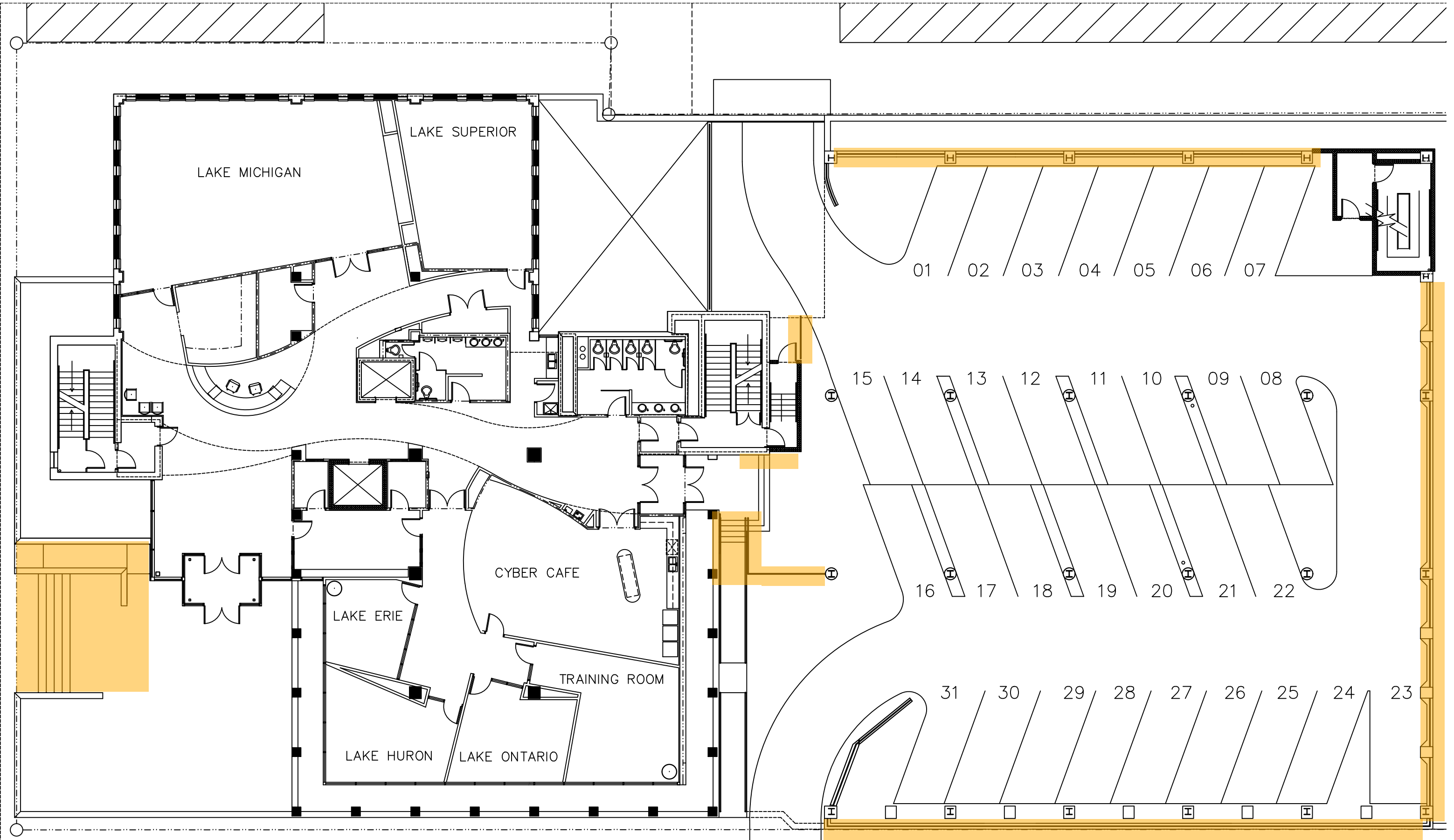
#### **6. Cleanup & Disposal**

- Remove protective coverings and clean surrounding areas.
- Dispose of debris, rust particles, and used materials in compliance with local regulations.
- Leave site in clean and safe condition.

#### **7. Deliverables**

- Fully prepared and painted exterior railings, free of rust and defects.
- Documentation of materials used (primer, paint type, manufacturer specs).
- Warranty period for workmanship and materials (1 year).

First Floor



Lower Level

