

Avoid Painting Mistakes

One of the most affordable ways to update and add value to your home is by applying a new coat of paint.

If you're not a professional, however, you may make mistakes that hinder its appeal. When deciding to perform the process without the help of an expert, take extra care to ensure everything goes as expected.

A common error that many homeowners make occurs before painting even begins. It's easy to be persuaded by the color chips at your local paint shop. Visualizing the finished room can be difficult when basing it off a small sample. Before making an order, consider asking a store to mix a sample you can take home and apply to a small section of one of your walls.

Once you have a small area painted, analyze it during both day and night to see exactly how it will look at different times of day. If you're unsatisfied with its performance, you will be relieved that you're not stuck with gallons of paint in a color that doesn't mesh.

After you decide on the perfect shade to change the appearance of your room, head back to the store and confidently order enough paint to complete the job.

To avoid other common mistakes that many DIY painters make, consider these tips from Consumer Reports.



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REAL ESTATE 101

A Palette of Values

According to Zillow's 2018 Paint Colors Analysis, the paint colors you choose can affect your home's values. The following are results from its analysis of 135,000 homes sold in the U.S. and the role paint colors played in selling price.

- A black front door could increase the price of a typical U.S. home by 2.9 percent.
- A house with a living room with "pinkish taupe" undertones could see a 1.3 percent boost in selling price, as could a periwinkle blue bathroom.
- A brick or barn red color in the kitchen could ding a home's price by \$2,310.

INVEST IN PROPER TOOLS

Even if you take the advice from experts at a paint store and choose the right coat for your project, when you use inefficient tools, the results can leave you with regret.

Instead of opting to buy the

cheapest rollers or brushes to coat your walls, take the time to research the proper tools that work best with the type of paint you are using. For instance, most bargain-bin paint supplies can leave bristles or fibers on the wall during strokes. When they go

unnoticed, it becomes a blemish on your upgraded wall.

If you are using latex-based interior paints, aim to purchase a synthetic-bristle brush with split ends that taper to a tip. For rollers, synthetic-fiber material is efficient in applying quality lay-

ers on smooth plaster, wood and even metal.

DON'T SKIMP ON PREP

According to the Paint Quality Institute, surface prep is 85 percent of a paint job. Don't forget these important procedures before applying a layer of color.

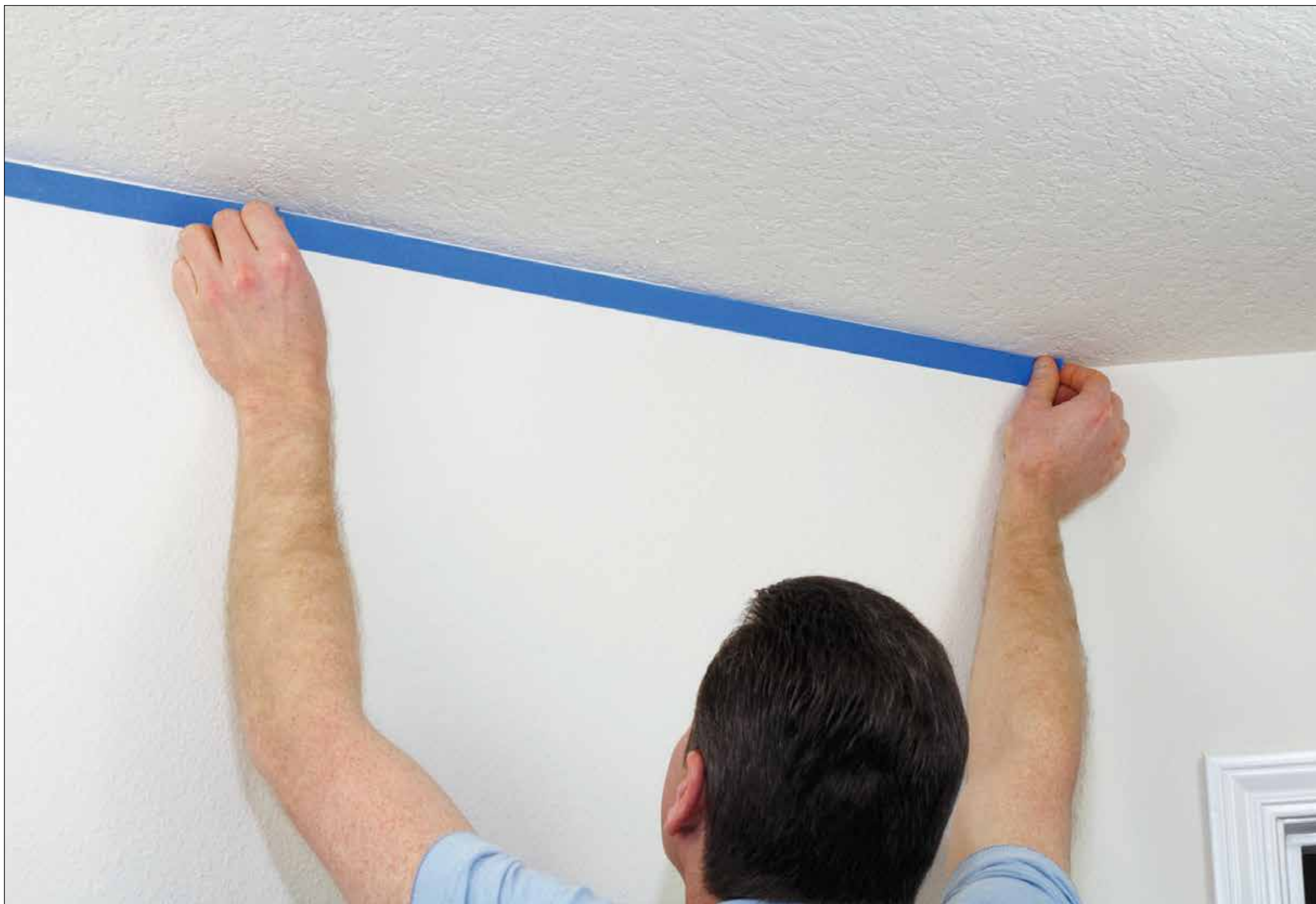
- Remove stains with a solution of three parts water to one part bleach.
- Wipe walls down with a damp cloth to eliminate dust, dirt and grime.
- Check surfaces for dings or damage and fill them with a plaster compound or caulk.
- Once walls are prepared, always apply a coat of primer to dark colors, new drywall and unremovable stains.

HAVE ENOUGH PAINT

It's hard to judge how much paint you will need to cover an area without measuring. Experts say a gallon will typically cover 400 square feet of surface. To determine the size of a room, measure the length and multiply by width.

This will give you a good idea of how much paint you will need, depending on the number of coats you intend to use. It's better to have a little extra than not enough, as you will likely need to make touch-ups in the future.

Don't forget to plan for fixtures such as trim and moldings when making your order.



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HOMESWISE GLOSSARY

Trade equity: Real estate or assets given to the seller as part of the down payment for the property.

Forfeiture: The loss of money, property, rights, or privileges due to a breach of a legal obligation.

SOURCE: Federal Trade Commission

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