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## Painting double-hung windows so they remain functional.

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Follow the paint manufacturer's instruction regarding preparation of surfaces, and application of paint. Avoid disturbing paint that contains lead. If you do, take proper precautions. Information can be found on government web sites including: <http://www.hud.gov/offices/lead/guidelines/hudguidelines/index.cfm>

### General Rule:

Paint all parts of the sashes and frame that are exposed when the windows (both upper and lower sashes) are in the closed position. Do not paint over seams between moving parts, rather cut in from both sides towards the seam. This will avoid paint wicking into the seam and sealing the window shut.

### Four Exceptions:

1. Do not paint exterior windowsill normally covered by closed lower sash (raise lower sash),
2. Do not paint meeting rail faces (center horizontal bars where upper and lower sash meet) that are visible when the windows are opened (facing in),
3. Do not paint the backside (as viewed from inside) of the interior vertical stops extending above the closed lower sash (yes, this means from outside looking through the upper sash you may see some unpainted wood).
4. Bare strips at the top of the upper sash and bottom of the lower sash that become visible when the window is opened may be painted.

After painting, while the paint is still wet, gently move the sashes up and down a few times. Let the paint dry with both sashes opened a few inches. If sticking occurs, use a thin putty knife; gently slide it in between the stuck surfaces in order to break through the offending bead of paint.

### Hardware:

Do not paint the locks, handles, wheel of the pulley, the ropes, or the metal weather stripping (if present). Locks and handles should be removed prior to painting, all other hardware covered with masking tape.

### Paint onto the glass:

To enhance the lifetime of wood sashes, especially in moist environments like bathrooms and kitchens, paint must extend onto the window pane (glass), both inside and outside. This is the final seal that keeps moisture from reaching the wood. Avoiding paint on the glass may result in a "neat" appearance, however it will allow moisture to seep behind the paint and "eat away" the wood.

Prior to painting, clean the glass, and allow to dry thoroughly.

During painting allow paint to get onto the glass (see images to right). Once the paint dries, place a thin putty knife or other blade parallel to the painted surface with the thin edge onto the glass. Use a razor blade to remove excess paint from the glass on the outside of the putty knife, leaving a bead of paint the thickness of the putty knife on the glass.

Because you already cleaned the glass you will not scratch the glass with dirt as you scrape the paint off.

Please note that this method works well on the exterior (smooth) surface of privacy glass (in a bathroom for instance), but not on the textured interior of privacy glass. Here you will have to rely on a steady hand (or spend many hours laboriously removing excess paint...).

QUESTIONS:

If this is not clear or if you have other questions or concerns, please give Martin a call at 206-525-5575.