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Modern colonial house exterior

Photo: instablogsimages.comHome from early Spanish settlements is located in St. Augustine, Florida; San Antonio, Texas; Sante Fe, New Mexico; Tucson, Arizona, and along the California coast. Relatively few survive, in part because of their construction. Although some were built of stone, most have adobe walls which consist of bricks of sun-dried clay. Adobe walls, which are often three meters or more thick at the bottom, are covered with a wash of clay or plaster to give them a uniform appearance. Adobe walls require continued maintenance to survive the items, as rainwater coming into an unprotected wall will simply wash it away. Countless examples have been lost over the centuries to the abandonment and onslaught of wind and rain. While Spanish colonial houses in different regions of the country differ from each other, most share certain elements. Most are one-story buildings. Their roofs are flat or low-set and stretch over covered porches. At the time of the original construction, most of adobe's single-room structures were, with extra rooms added over time. Typically the rooms do not open into each other, but on the porch or, in larger examples, on a communal courtyard surrounded by the house and accompanying buildings. The rear of many Spanish colonial houses opens onto a patio or garden. The roof frame often consists of vigas, horizontal logs laid across the top of Adobe's walls. Layers of sticks and branches cross vigas and are in turn covered with a thick coating of clay. In some regions, baked clay tiles were used as the roof surface. Spanish homes tend to be very utilitarian structures: missions built for the church and government buildings were more likely to be adorned with baroque details, giving them a more stylish look. REMODELER'S NOTES: These houses are rare indeed, since only a few years of neglect can reduce them to unrepresentable piles of mud. The remodeler with a true Spanish Colonial house should try to preserve as much of the original building material as possible, especially Adobe and Vigas. Spotting and correcting problems with your home exterior can not only increase brake appeal; it may prevent major problems from forming. Even a small touch-up exterior paint job can improve your house appearance without breaking the bank. You don't want to go into a hardware or paint store with vague ideas and no plan in place. So how do you go about doing some touch-ups? Here are a few tips to help you plan and perform an exterior paint job to keep your house looking good. Your exterior painting job begins before you grab a brush and caulk gun. Kick off stage one of your exterior painting mission by grabbing a notepad and inspecting the outside of your home. Write down what needs to be done and use your notes to set a plan for handling the project. Before you start, you look for the following problem areas and make the necessary repairs before applying a new coat of paint. Find the problem stains: Examine siding or trim for peeling or peeling paint. These fixes are some of the easiest you can do. Also look for any defects with painted metal, such as compromised coating, rust on iron railings or flowering (powdery white residue) on aluminum siding, soffit or trim. You will take care of these sections during prep work. Mildew and mold: Look for any places where mold or mildew has taken hold. If the damage is not too extensive, you should be able to remove it yourself. Get rid of mildew and mold by scrubbing the surface using a bleach solution. Once you've scrubbed it, let it sit for about 10 minutes. Then use a garden hose to wash away suds and residues. If you don't feel comfortable tackling mold removal yourself, find a mold removal professional to handle it for you. Holes in doors or windowsills: Look at the areas where different materials meet and note whether caulk is missing or deteriorating. These holes in your home exterior are not just eyes. They can let cold air or heat escape, driving up your electricity or gas bill. They can also let water seep in and cause serious damage. Repair these areas by applying a bead of caulk with caulk gun. Smooth it out with your finger or a putty knife to create a tight, protective seal. Check for rotten wood: If you've noticed any rotting wood on your home's exterior panels, you'll want to replace it before you start painting. Measure the area where the rot begins and ends. Starting about an inch past where the rot ends, use a wooden saw to remove the piece from the house. Measure the piece you've removed, or take it to a home repair store to cut a matching piece. Place the new piece on the area with nails or screws. Sand it down to make sure it fits your house evenly. Once you have completed your inspection and made your repairs, you are ready to choose your paint and prepare the area. Follow these steps to make sure you have all the right materials and to create your workspace. Choose your primer: When choosing your primer, choose one with a vinyl sealer. A vinyl sealer will help primer and paint stick to the surface. But if you just add a fresh layer of the same color paint, you don't need to prime the surface. Choose your paint: The best paint for your exterior is 100 percent acrylic latex. Acrylic latex binds to rough surfaces more easily than any other type of paint. Consider your color carefully: Contact your local homeowner association or neighborhood authority to notice any restrictions on colors in your area before you start painting shopping. When choosing an outer paint color, remember that colors will fade faster than muted ones. Choose a color that compliments your roofing and any exterior masonry. A popular color such as will go with almost any masonry, brick or roof. Bright, vibrant colors will compliment a dark roof or muted masonry. Take some paint swatches and samples with you to test how the paint will look. Assemble your painting tools: To get started painting, you need to assemble all the tools and materials you need. Some basic elements are: brushes, rollers or syringes; the painter's ribbon; drop wipes; paint scraper; sanding block or sandpaper and plastic wrap. Scraping away peeling paint: Before painting, make sure your surface is as smooth as possible. Use the paint scraper to remove any peeling or damaged paint. Smooth corroded metal out: Use sandpaper or a grinding block to smooth out any corrosion on metal surfaces. If the rust is more than sandpaper can handle, use a rust remover like Rustoleum. Rustretails are available in most hardware stores. Wash the outside: Wash the outside to knock away the dust or stains of old paint before adding your paint or primer. Power washers can do quick work of washing an exterior. Otherwise, water, rags and knuckle grease will do the trick. Add tape to trim and cover fixtures: Use the painter's tape to line any trim areas like windowsills and doors. This will keep you from accidentally painting over areas that require a more delicate touch. You'll also want to cover all fixtures like outdoor lights with plastic sheets to protect them from paint splatter. Now that you have your area cleaned and prepped, it's time to start painting! Most house exterior painting projects require two coats of paint. While it may add a bit more to the material cost, two coats of paint can mean the difference between your paint job staying fresh for years or fading after a few seasons. Start with primer: You only need primer if you use a new color of outer paint. A layer of primer will help the new paint color stick to the wall. Paint a simple, thin layer of primer on your exterior from top to bottom. Then allow the primer enough time to dry before adding your new coat of paint. Add the first layer: When the primer has dried, you're ready to add the first layer. Depending on the size of your project and painting area, you can use a paint sprayer, a roller, or a brush. Work from top to bottom to catch any drips. Work slowly and deliberately, overlapping each stroke by six to eight inches to keep the coat smooth. Follow up with a second layer: Let the first layer dry, then follow it with a second coat of paint. This layer will help the color remain bold and be more resistant to weather and fading. Like the first layer, always grind from top to bottom to ensure a smooth coat and minimize dripping. Time for detail: Once you have all the large sections completed, remove the painter's tape and paint trim and other details. When you paint doors, fascia, shutters, casting and what else needs a one Your best tools are a decent brush and a steady hand. There is no secret to painting details other than taking your time. Painting your home's exterior doesn't just keep it neat. Regular maintenance can help protect your house from wear and tear of time. Paint can provide a protective barrier for wood and metal in your exterior. Whether you're preparing your house for the market or just want to keep it in shape, you can improve your exterior with a little bit of extra care. Did you find this article useful? | Looking for paint and supplies? Read our guide From A-frame to Tudor, here are 17 popular styles of homes in America, one of which is your favorite? 1 of 17 Carpenter Gothic A popular style of house in the late ninety-year-old's Gothic home is characterized by steeply set roofs, table-and-batten siding, and ornate trim. 4 of 17 Victorian Wraparound verandas, intricate towers, bay windows, and ornate details often populate the exterior of this quirky style home. RELATED: Peek Inside a Warm Victorian Home 5 of 17 Farmhouse These beautiful homes, often found on sprawling, country houses, are characterized by wraparound porches, clapboard siding, and many windows. RELATED: 12 ways to Showcase Farmhouse Style 6 by 17 Craftsman Although craftsman homes are often designed as bungalows, the style can be customized to a variety of sizes. Triangular roofs, overhanging roof overhangs, and spacious porches are often standout details about these types of homes. RELATED: Building Character In a new Craftsman Home 7 of 17 Tuscan Tuscan-style homes, reminiscent of architecture seen in the Italian countryside, often showcase terraces, terraces, and a stucco or stone exterior. 9 of 17 Ranch Ranch-style homes were wildly popular between the 1940s and 1970s among middle-class masses, and are easily distinguished by their tendency to feature a single story, a low roof line, and an open, asymmetric layout. RELATED: Tour a family-friendly Texas Ranch 10 of 17 Cedar Shingled Covered in small cedar panels that can be painted, stained, or weathered and usually age well, these homes are often seen near the coast. 11 by 17 A-Frame Just as the name suggests, this kind of home has a dramatically steep roof that mimics the letter A. But because of the somewhat limiting nature of the structure, homeowners can choose to build an additional part of the house stretching from one of its sides. 12 of 17 Saltbox 13 of 17 Dutch Colonial A traditional gambrel roof adds visual interest to Dutch Colonial homes—which were popular in the Northeast in the early 1900s-in addition to upscale chimneys and overhanging eaves. RELATED: Renovating a 1930s Dutch Colonial Home 14 of 17 Eastlake Stick-Style Cross gables, steep roofs, and quirky Victorian details characterize these late-1800-style homes as includes outdoor use that boasts half-timbered, lattice stickwork, or rosette-trimmed porch brackets. 16 of 17 Octagon House First popularized in the mid-1800s, these eight-sided houses provide 360-degree views of surrounding property, and usually have a cozy lookout point that stretches from the middle of the roof. 17 of 17 New England Colonial Home Symmetrical facades, detailed casting, and original millwork (a term used in the 1700s for any work done by a sawmill) are features typical of a classic colonial home. RELATED: Renovating a Colonial Home

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