

## **Hickam Communities Paint Policy**

APPROVED HICKAM COMMUNITY PAINT COLORS: Residents will be allowed to paint the interior walls of their home in their choice of the following Sherwin Williams Pro Mar 200 semi-gloss latex paint:

- Latte # SW6108
- Artistic Taupe # SW6030
- Grassland # SW 6163
- Functional Gray # SW7024

Using no more than two of the approved colors.

Residents must bring receipt for paint purchase to their Community Office prior to painting. The receipt is for proof of color.

1. Residents are not eligible for reimbursement of any paint or associated costs.
2. Hickam Communities homes have a history of use of both latex and oil-based paint use. Latex paint will peel if applied over oil-based paint and it is strongly recommended that each wall be primed before painting in order to avoid charges at move-out.
3. Residents may paint the interior walls of their home, except in the kitchen and bathrooms. If any walls are damaged, dirty, peeling, or will not pass inspection at the time of move out, resident will be charged the fees below for maintenance to return the wall to its original condition. Paint job must be professional in appearance; no paint should be on receptacles, light switches, ceilings, baseboards or moldings, doors or frames, etc.
4. Interior walls must be brought back to original condition prior to resident's final move-out inspection. Upon resident moving out of the home, the following requirements will apply:
  - a. If walls are in excellent condition, and an approved Hickam Communities paint color was used, no charges will be applied.
  - b. Paint removal from adjoining walls, ceilings, baseboard and floors will be charged at 21 cents per square foot.
  - c. If the walls are painted using a color other than those pre-approved by Hickam Communities, the resident must prime the walls with KILZ before move-out or resident will be charged a minimum of \$23.00 per wall to prime. NOTE: Walls painted dark colors may require more than one coat of primer.
5. If walls are damaged, dirty, peeling, or will not pass inspection for any reason, resident will be charged labor plus materials costs to return the walls to original condition. The charge will depend on the condition of the walls. Any costs incurred by Hickam Communities to repair drywall will also be charged to resident and is in addition to the charges mentioned above.