

North Golf Villas

Primary Door Color- Light Gray

Product- Regal Low Lustre – N401-1X

Formula- Y3-1X S1-2X16 R3-2

Secondary Door Color- Dark Gray

Product- Regal Low Lustre - N401-2X

Formula- Y3-1X26 S1-4X14 R3-11.25

#3 Door Color- Custom White

Product- Regal Low Lustre – N401-1X

Formula- C-0.25 B-0.50 I-0.125 KX-1X

#4 Door Color- HC-190 (Black)

Product- Regal Low Lustre- N401-4X

Formula- Standard Ben Moore From Computer

#5 Door Color- HC-181 (Heritage Red)

Product- Regal Low Lustre - N401-4X

Formula- Standard Ben Moore From Computer

***Only Two Trim Choices Dark Gray Or Light Gray Same Formula And Product**



REGAL® SELECT

EXTERIOR PAINT - HIGH BUILD

LOW LUSTRE FINISH N401

Features

- Excellent hiding
- Dries quickly
- Low temperature application down to 40 °F (4.4 °C)
- Excellent color retention
- Self priming
- Lifetime Warranty
- Durable finish resists fading, cracking, peeling and the formation of mildew on the surface of the film.

Recommended For

A premium exterior 100% acrylic paint recommended for wood, hardboard, fiber cement, cedar shake, vinyl and aluminum siding; unglazed brick, concrete, stucco, cinder block, and primed metal.

General Description

A premium quality, high build, self priming, 100% acrylic latex formula engineered for optimum hide. It adheres powerfully to exterior substrates and provides advanced mildew and stain resistance. With easy application by brush, roller or spray, this coating offers excellent flow and leveling and delivers an extremely durable, protective finish.

Limitations

- Do not apply when air and surface temperatures are below 35 °F (1.6 °C)
- Not for interior use

Product Information

Colors — Standard:

White (01)

— Tint Bases:

Benjamin Moore® Gennex® bases 1X, 2X, 3X,4X

— Special Colors:

Contact your Benjamin Moore Representative

Certifications & Qualifications:

VOC compliant in all regulated areas

Master Painters Institute MPI # 15, 315

Wind driven rain ASTM D8904

(1 coat 608 masonry primer/1coat N401): Pass: 0.023 lb weight gain.

Alkali resistance ASTM D1308

(1 coat 608 masonry primer/1coat N401): Pass

Mildew resistance ASTM D3273: pass: No growth.

Mildew resistance test ASTM D3274: Pass, no growth.

Water vapor permeance ASTM D1653: 38.36 perms

Flexibility ASTM D522: Pass (no cracking)

Tensile strength ASTM D2370: 674 psi, 167% elongation

LIFETIME LIMITED WARRANTY: Benjamin Moore & Co. warrants that this product when used in accordance with the label instructions, will not: 1. blister from properly prepared and primed surfaces, 2. peel from properly prepared and primed surfaces, and 3. wear down or weather to expose the previously painted surface. This warranty shall be effective for so long as you reside in your home and is made to the original residential consumer paint purchaser. This warranty is non-transferable. If this product fails to perform as explained above when used according to label instructions within the warranty period, Benjamin Moore & Co. will, upon presentation of proof of purchase (original sales receipt), provide an equivalent or comparable product at no charge. Since we have no control over surface preparation or application, THIS LIFETIME LIMITED WARRANTY DOES NOT INCLUDE THE COST OF LABOR FOR APPLICATION OF PAINT. BENJAMIN MOORE SHALL IN NO EVENT BE LIABLE FOR INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. SOME STATES DO NOT ALLOW THE EXCLUSION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE LIMITATIONS OR EXCLUSIONS CONTAINED IN THE ABOVE WARRANTY MAY NOT APPLY TO YOU. This warranty gives you specific legal rights; you may also have other rights which vary state to state.

Technical Assistance

Available through your local authorized independent Benjamin Moore retailer. For the location of the retailer nearest you, call 1-866-708-9180 or visit www.benjaminmoore.com

Technical Data

Base 1

Vehicle Type 100% Acrylic Latex

Pigment Type Titanium Dioxide

Volume Solids 43.0%

Coverage per Gallon at Recommended Film Thickness 250 – 350 sq. ft. (23.2 – 32.5 sq. m.)

Recommended Film Thickness – Wet 5.3 mils
– Dry 2.3 mils

Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.

Dry Time @ 77 °F (25 °C) @ 50% RH – To Touch 1 Hour
– To Recoat 4 Hours

Painted surfaces can be washed after two weeks. High humidity and cool temperatures will result in longer dry, recoat and service times.

Dries By Evaporation, Coalescence

Viscosity 105 ± 3 KU

Flash Point N/A

Gloss / Sheen Low Lustre (10 – 15 @ 80°)

Surface Temperature at Application – Min. 35 °F (1.6 °C)
– Max 100 °F (37.7 °C)

Thin With See Chart

Clean Up Thinner Clean Water

Weight Per Gallon 11.2 lbs

Storage Temperature – Min. 40 °F (4.4 °C)
– Max 95 °F (35 °C)

Volatile Organic Compounds (VOC)

40 Grams/Liter .33 Lbs./Gallon

Regal[®] Select Exterior Paint High Build Low Lustre Finish N401

Surface Preparation

Surfaces must be clean, dry and free of oil, grease, wax, rust, mildew, chalk and loose or scaling paint. Cement based water proofing paints should be removed. Glossy surfaces must be dulled. Un-weathered areas such as eaves, porch ceilings, overhangs and protected wall areas should be washed with a Benjamin Moore[®] Clean (N318) and rinsed with a strong stream of water from a garden hose or power washer to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore[®] Clean (N318) prior to coating the surface. Caution: Refer to the (N318) Clean technical data and material safety data sheets for instructions on its proper use and handling.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

Difficult Substrates: Benjamin Moore[®] offers a number of specialty primers for use over difficult substrates such as bleeding woods, grease stains, crayon markings, hard glossy surfaces, or other substrates where paint adhesion or stain suppression is a particular problem. Your Benjamin Moore[®] retailer can recommend the right problem-solving primer for your special needs.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Informational Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead

Primer/Finish Systems

Regal[®] Select High Build Low Lustre Finish is self priming on most properly prepared substrates, including: wood, fiber cement board, hardboard, nonferrous metals and cured masonry surfaces. On bare substrates two coats are required; previously painted surfaces can be finished with 1 or 2 coats. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood and Engineered Wood Products:

Primer: No primer needed

Finish: 2 coats Regal[®] Select Exterior Paint High Build Low Lustre Finish (N401)

Bleeding Type Woods, (Redwood and Cedar):

Primer: Fresh Start[®] Exterior Wood Primer (094) or 1-2 coats of Fresh Start[®] High-Hiding All Purpose Primer (046) may be used
Finish: 1 or 2 coats Regal[®] Select Exterior Paint High Build Low Lustre Finish (N401)

Vinyl Siding & Vinyl Composite

In most cases, a primer is not necessary. Only areas of pitted and porous vinyl siding must be primed. In these cases, we recommend Fresh Start[®] High-Hiding All Purpose Primer (046), or Fresh Start[®] Multi-Purpose Latex Primer (N023).

Colors that are safe for use on vinyl siding - Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 55 unless it is in the Benjamin Moore approved Colors for Vinyl palette and complies with the specific vinyl manufacturer guidelines when making the color selection and painting. Otherwise, the color will absorb more heat, possibly causing the siding to warp, resulting in additional repairs and expenses.

Rough or Pitted Masonry:

Primer: Ultra Spec[®] Masonry Interior/Exterior Hi-Build Block Filler (571)

Finish: 1 or 2 coats Regal[®] Select Exterior Paint High Build Low Lustre Finish (N401)

Poured or Pre-cast Concrete and Fiber Cement Siding:

Primer: No primer needed

Finish: 2 coats Regal[®] Select Exterior Paint High Build Low Lustre Finish (N401)

Ferrous Metal (Steel and Iron):

Primer: Ultra Spec[®] HP Acrylic Metal Primer (HP04) or Super Spec HP[®] Alkyl Metal Primer (P06)

Finish: 1 or 2 coats Regal[®] Select Exterior Paint High Build Low Lustre Finish (N401)

Non-Ferrous Metal (Galvanized & Aluminum): All new metal surfaces must be thoroughly cleaned with Corotech[®] Oil & Grease Emulsifier (V600) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

Primer: No primer needed.

Finish: 2 coats Regal[®] Select Exterior Paint High Build Low Lustre Finish (N401)

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Stir thoroughly before and during use. Apply one or two coats.

Paint Application: For best results, use a premium Benjamin Moore[®] custom-blended nylon/polyester brush, premium Benjamin Moore[®] roller, or a similar product. Apply paint generously from unpainted area into wet area. This product can also be sprayed. Refer to the chart below for application recommendations.

Thinning/Clean Up

Conditioning with Benjamin Moore[®] 518 Extender may be necessary under certain conditions to adjust open time or spray characteristics. The chart below is for general guidance

	Mild Conditions	Severe Conditions
	Humid (RH> 50%) with no direct sunlight & with little to no wind	Dry (RH<50%), in direct sunlight, or windy conditions
Brush: Nylon / Polyester	No thinning necessary	Add 518 Extender or water: Max of 8 fl. oz. to a gallon of paint Never add other paints or solvents.
Roller: Premium Quality		
Spray: Airless Pressure: 1500 -2500 psi Tip: 0.013-0.017		

Clean Up: Clean up with warm soapy water. Spray equipment should be given a final rinse with mineral spirits to prevent rusting if compliant with local requirements.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.

Environmental Health & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.



WARNING: Cancer and Reproductive Harm - www.P65warnings.ca.gov

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL - Absorb with inert material and dispose of as specified under "Clean Up".

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING**

**Refer to Safety Data Sheet for
additional health and safety information.**