

Multifamily Repaint Approval Checklist

A practical decision sheet for Portland apartment owners, property managers and asset teams

Use this before approving a multifamily repaint

- Prioritize failure, moisture risk and resident-facing areas before color preferences.
- Separate must-do paint work from cosmetic upgrades and phased items.
- Confirm scope, prep, access, parking, resident notices and weather-delay rules.
- Compare repaint bids by what they include, not just the number at the bottom.

Best use: ownership reviews, property manager walkthroughs, capital planning, pre-bid meetings and repaint approvals.

Multifamily Repaint Priority Matrix

Paint Area	Why It Matters	Decision
Peeling siding + exposed wood	Signals coating failure and moisture risk.	Price first
Failed caulking around trim	Lets water into joints and creates future repair cost.	Do before coating
Stairs, railings + entries	High-traffic areas shape tenant confidence fast.	Do first
Hallways + lobbies	Shared spaces affect leasing and resident perception.	Prioritize
Unit doors + trim	Standardizes the look across turns and corridors.	Phase
Low-use utility areas	Usually low impact unless damage is obvious.	Defer

Property Walkthrough Checklist

What to inspect before the repaint gets approved

Exterior condition review

- Siding is peeling, chalking, cracking or exposing bare wood.
- Trim, fascia or window details show soft spots, swelling or failed paint.
- Caulking is cracked, missing or pulling away from joints.
- Mildew, algae or water staining appears on shaded elevations.
- Balconies, railings, stairs and landings show heavy wear or rust bleed.

Interior and common-area review

- Hallways, stairwells, lobbies and laundry rooms show scuffs, patching or stains.
- Unit doors and frames look inconsistent from one section to another.
- Leasing office or amenity spaces feel dated, dingy or poorly maintained.
- Wall repairs are flashing through old paint or showing texture mismatch.
- High-touch corners, baseboards and trim make clean areas feel dirty.

Portland note: shaded, damp and north-facing areas deserve extra attention. Those spots quietly turn small paint issues into bigger repair bills.

Scope + Schedule Approval Checklist

The questions that keep repaint projects from becoming a tenant complaint factory

Confirm before signing

- Which buildings, elevations, doors, railings, stairs and common areas are included?
- What prep is included: washing, scraping, sanding, caulking, spot priming and masking?
- What repairs are included, what is excluded and who approves change orders?
- What paint products, sheens and coating systems are being used?
- How will resident notices, access, parking and daily cleanup be handled?
- What happens if rain, moisture or surface conditions delay exterior work?

Vendor Review Scorecard

Category	What Good Looks Like	Score
Scope clarity	Surfaces, prep, repairs and exclusions are written clearly.	1-5
Tenant plan	Notices, access, parking and work zones are planned.	1-5
Prep depth	Caulking, priming and repair assumptions are not vague.	1-5
Weather plan	Schedule accounts for dry time and Portland moisture.	1-5
Closeout	Punch list, cleanup and final walkthrough are defined.	1-5

Owner Scripts + Final Decision Filter

How to talk about repaint planning without sounding like a spreadsheet with shoes

Owner / manager scripts

- Instead of: 'Can we just repaint it?' Say: 'Let's identify failure, visibility and tenant-impact areas first.'
- Instead of: 'This bid is cheaper.' Say: 'Let's compare prep, exclusions and resident coordination before we call it cheaper.'
- Instead of: 'Do the whole property.' Say: 'Let's decide what must be done now and what can be phased.'
- Instead of: 'Touch it up.' Say: 'Let's make sure touch-ups won't flash and make it look patchy.'

When to call Lightmen Painting

- The property has peeling, exposed wood, failed caulk or moisture-prone exterior areas.
- Residents will be affected and the repaint needs a real access plan.
- Ownership needs help separating urgent work from cosmetic upgrades.
- A bid looks cheap but the scope is vague enough to make everyone nervous.
- The property needs a Portland painter who understands buildings, tenants, weather and scheduling.