

**SPECIFICATION &
WARRANTY INFORMATION
FOR THE
PERMA-WHITE®
MOLD & MILDEW-PROOF*
EXTERIOR PAINT SYSTEM**



Details of Zinsser's 5-year mold & mildew-proof
paint film warranty*

* PERMA-WHITE® Mold & Mildew-Proof Exterior Paint contains a mildewcide to prevent growth of mold & mildew on the paint film only.



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*The information and recommendations provided in this document reflect ZINSSER's best knowledge on the publication date of this document – **September 22, 2005**. ZINSSER® may revise these recommendations without giving notice to document holders. Contact ZINSSER's Commercial Sales Department (732-469-8100) to determine whether revisions have been made before implementing the recommendations contained in this document.*

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INTRODUCTION

Unlike ordinary paint, PERMA-WHITE[®] is guaranteed for five years to provide protection of the dried paint film from mildew. It comes in a brilliant white, satin finish that can be custom tinted to off-white and pastel shades. PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint is 100% acrylic water-base paint. It is recommended for residential, commercial, and institutional use. PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint has a harder, slicker film than what is commonly found in other acrylic house paints. It is highly resistant to moisture, and it also is crack and peel resistant. Tested on the toughest mildew-prone surfaces, PERMA-WHITE[®] dries to a hard smooth finish reducing the chance for soil particles to attach to the paint film and encourage mildew growth and dirt pick-up. It also reduces chalking and fading.

PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint is great for any exterior paint job where quality, stability and long-term durability are desired. Two coats are required to guarantee protection of the paint film from mildew growth. Existing mildew must be killed prior to application. To kill mildew, use JOMAX[®] House Cleaner and Mildew Killer

Mold & mildew can occur wherever mold (fungi) spores find sufficient moisture and food to grow. Because mold spores are found practically everywhere; and, because many common construction materials--wood, drywall, adhesives and most paint--provide food for mold; eliminating the sources of moisture is the most effective method to prevent it. Mold and mildew causes unsightly stains, generates bad odors, and over time deteriorates the material on which it feeds. The first and best means to avoid mold & mildew is to eliminate sources of moisture through building design, good construction and effective maintenance. However, seasonal fluctuations in temperature and humidity can still cause intervals of dampness sufficient for mold to grow. In this situation the property owner is left with the following choices:

- A. Do nothing
- B. Control the problem by using mold & mildew-proof* building materials.

ZINSSER[®] PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint addresses option B -- controlling the problem by using mold resistant paint because ordinary primers and paints can provide a rich food source for its growth.

PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint contains an EPA-registered fungicide and proprietary resin that prevent the growth of mold & mildew on the cured paint film while providing a durable and attractive finish. It is washable, resists dirt and stains, and can be tinted to off-whites, pastels and medium colors. Results of laboratory tests and long-term field trials support the conclusion that the use of PERMA-WHITE[®] provides the property owner a method to significantly reduce the growth of mold & mildew on the paint film itself and thereby preventing stains and reducing odors. ZINSSER[®] GUARANTEES that the paint film will be free of mold & mildew for 5 YEARS.

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The ZINSSER® PERMA-WHITE® Mold & Mildew-Proof* EXTERIOR Paint System SPECIFICATION

Recommended procedures for long-term prevention of mold & mildew on the paint film for exterior walls and surfaces.

1.0 SCOPE

- 1.01 This specification defines a system to prevent staining and deterioration of the paint film caused by mold & mildew growth. The benefits of this system are achieved through use of a paint that is particularly resistant to mold & mildew growth. The benefits are significant because standard primers and paints provide nutrients for mold & mildew and thereby foster its growth whereas the paint used in this system prevents mold & mildew growth for at least five years.
- 1.02 Terminology:
Mold & Mildew - is used synonymously for the more scientific term 'fungus' and refers specifically to fungal organisms and not to stains or discolorations that they may cause. Mold & Mildew Stain - visible stains or discoloration caused by mold & mildew on the paint film.
Antimicrobial - inhibits the growth of odor causing microbes on the paint film (does not protect against food borne or disease-causing bacteria).
- 1.03 Limitations: The system defined by this specification should not be used as a substitute for proper building design, construction or maintenance. The first and best means to avoid mold & mildew growth is to eliminate sources of moisture through building design, construction and maintenance.
- 1.04 The scope of this specification does not encompass requirements for fungal prevention or remediation in health care facilities or other facilities occupied by individuals with respiratory ailments, hypersensitive to mold(s), or with weakened immune systems.
- 1.05 This specification deals only with the specific conditions that may occur on the exterior painted surfaces. The property owner should conduct a thorough investigation of all areas where moisture may collect and support fungal contamination and develop specific plans to correct each situation. Concerns about unseen or structural mold damage should be referred to a mold remediation specialist. (See Appendix A for helpful resources) This system will not prevent damage or deterioration to substrates and materials below or above the paint film. Specifically, this system will not prevent: a) rusting of fasteners, nails or metal wall studs; b) warping of wood studs; c) mold & mildew growth other than on the paint film itself. The paint recommended in this specification contains an EPA-registered fungicide to inhibit the growth of odor and stain causing bacteria, mold & mildew on the cured paint film. PERMA-WHITE® Mold & Mildew-Proof Exterior Paint is not intended for application to exterior floors or decks or any surface subject to water immersion or prolonged contact with water. (Pooling of water) This product does not take the place of normal cleaning and disinfecting. The paint does not protect users or others against food-borne or disease-causing bacteria or mold.

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- 1.06 Precautions: Work required by this specification may expose workers and others to potentially hazardous conditions. Prior to commencement of work, the property owner or designee should develop a plan. Buildings and houses painted before 1978 may contain lead. If you scrape, sand, or remove old paint, you may release lead dust. WARNING! LEAD IS TOXIC, EXPOSURE TO LEAD DUST CAN LEAD TO SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.

2.0 WORKMANSHIP:

- 2.01 All work must be executed by skilled craftsmen, knowledgeable and experienced in their trade, with thorough technical skills and knowledge in the prevention and remediation of fungal contamination.
- 2.02 All cleaners (including bleach), patching compounds, primers, and paints must be used properly and in strict accordance with manufacturer's recommendations. Manufacturer's general guidelines for proper application rates, dilution instructions, re-coat times, etc., shall be followed.
- 2.03 PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint is a two (2)-coat system. The recommended spread rate of PERMA-WHITE[®] - apply each coat at a rate of 350 – 400 square feet per gallon, creating a 4.0 Mils WFT (Wet Film Thickness) per coat and/ or a pinhole free 1.5 Mils DFT (Dry Film Thickness) per coat. Spread rate coverage may vary depending on the roughness and porosity of the surface to be coated and also the method of application.
- 2.04 All procedures recommended by ZINSSER[®]- including those detailed on the label directions and the product Technical Data Bulletin- must be followed. In addition, all safety rules and regulations of the property owner, applicable Federal, State, and local laws (including OSHA regulations and insurance and underwriter's requirements, where applicable) must be strictly observed by personnel engaged in the storing, handling, use, and application of bleach, cleaners, and primers.

3.0 MATERIALS:

- 3.01 PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint–Satin Sheen White or may be tinted to off-whites or pastels or medium colors. Manufactured by: ZINSSER Co. Inc., 173 Belmont Dr., Somerset, NJ 08875, (732) 469-8100.

Gloss / Sheen Levels: (2-coat readings)
At 60° Satin 15% - 20%
At 85° Satin 25% - 28%

- 3.02 Jomax[®] House Cleaner and Mildew Killer ZINSSER Co. Inc., 173 Belmont Dr., Somerset, NJ 08875, (732) 469-8100
- 3.03 Clorox[®] Ultra Bleach, The Clorox Company, Pleasanton, CA 94566-0803

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4.0 WORK REQUIREMENTS

- 4.01 Worker safety: Workers should wear NIOSH approved respirators for airborne particulate and an acid-gas cartridge for protection when cleaning with bleach. In addition, protective clothing, gloves, and eye protection should be worn as recommended on Material Safety Data Sheets. (See Appendix A for resources for respirators.)
- 4.02 Surface Preparation: Exterior Surfaces-Recommended for painting are: Walls, siding, soffits, fascia, trim, doors, windows, foundations, gutters and downspouts. Also new or previously painted wood, T-111, hardboard, metals (including aluminum, steel, copper, and galvanized metal), PVC, fiberglass, masonry (including stucco, concrete block, poured concrete and brick) PERMA-WHITE® is self-priming and will develop excellent adhesion to properly prepared surfaces including glossy or semi-gloss paints, and aluminum or vinyl siding without the need for sanding. For most jobs, no separate primer is needed. Surfaces prone to bleeding (cedar, redwood, hardboard, plywood) and rusting (iron and other ferrous metals) or brand new vinyl and aluminum should be primed with BullsEye 1-2-3 Primer Sealer. Allow primer to dry for 24 hours before applying 2 coats of PERMA-WHITE®. If a separate primer is used, we recommend the addition of ADD-2® Mildew Additive to the primer especially where mold and mildew is a recurring problem.
- 4.03 Mold & Mildew-stain and surface cleaning: Clean and kill mold and mildew on the exterior surfaces with JOMAX® House Cleaner and Mildew Killer. Shake well before using and follow instructions. Mix in the proper proportions with bleach and water (80% water, 15% bleach and 5 % JOMAX®) according to label directions. Test a small area before using. Apply with a tank-type garden sprayer or airless sprayer. Spray surfaces liberally and wait 5 minutes and rinse well. Heavy mildew stains may require a second application
- 4.04 Spot prime stains on surfaces and knots on wood: Check new wood for knots or tannin bleed. Remove as much of the staining material as possible by sanding, and then cleaning. Apply a primer/sealer to seal the stain. Use ZINSSER® Bulls Eye® 1-2-3 Primer/Sealer, a low food source for mold and also a stain killer.

5.0 FINISHING SCHEDULE (SUBSTRATE):

- 5.01 Previously Painted Surfaces: Patch all voids with the appropriate patching compounds (Ready Patch) or calking materials. Wash, scrape, sand and clean the surface to remove any chalk, dirt, grease, oil, wax, mildew, loose paint and other contaminants. Prime or spot prime with the appropriate Zinsser primer for the substrate.
- 5.02 Drywall/Plaster Unfinished (General Areas): Allow new drywall or plaster to properly cure before application of primer and finish coats. Patch all voids with the appropriate patching compounds (Ready Patch) or calking materials. Wash, scrape, sand and clean the surface to remove any chalk, dirt, grease, oil, wax, mildew, loose paint and other contaminants. Prime or spot prime with appropriate Zinsser primer for the substrate.

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- 5.03 Galvanized or Ferrous metal: Scrape and wash contaminants with bleach and water (1:3 ratio) or with mineral spirit. When dry, prime surface with Zinsser Bulls Eye 1-2-3 Primer/Sealer. Allow primer to dry. Finally, apply 2 coats of PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint system.
- 5.04 Masonry: New masonry & concrete surfaces often contains high pH (alkali) level. The ideal surface pH level should be 9 pH or less. It is recommended to wait until the surface is fully cured (between 30-90 days) prior to paint application. Latex primers and paints are the usual choice for masonry. We recommend using Zinsser Bulls Eye 1-2-3 Universal primer/sealer. Allow primer to dry. Finally, apply 2 coats of PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint system.
- 5.05 Concrete Block (Unfinished): Allow new block to properly cure before application. Prime surface with Zinsser Bulls Eye 1-2-3 Primer/Sealer. Allow primer to dry and then apply 2 coats of PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint system.
- 5.06 Caste concrete: Allow new caste concrete to properly cure before application. Prime surface with Zinsser Bulls Eye 1-2-3 Primer/Sealer. Allow primer to dry and then apply 2 coats of PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint system.
- 5.07 Bleeding stains (water, mold/mildew, smoke, rust, etc): Bleeding occurs when water-soluble extractives in wood penetrate through the new coating and create a pink or brown stain. The stain will wash off with water. Use Zinsser B-I-N primer/sealer, as spot primer to prevent bleeding and stains. B-I-N is also great for sealing wood knots. Then apply two coats of PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint system.
- 5.08 Wood Unfinished (General Areas): PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint is a self-priming system and can be applied to new or previously painted wood, T-111, wood trims, and hardboard surfaces. Painting is usually not recommended for wood roofs and wood shingles. Because of moisture problems it is difficult to keep paint intact on rough wood surfaces. However, a water-repellent preservative will give the wood some protection against decay, rot, stain, fungus, swelling, shrinking, and warping. We recommend using the professional products by Wolman[®] Wood Care products. www.wolman.com.
- 5.09 Wood Knots: Spot prime with Zinsser B-I-N[®] Primer/Sealer. Then proceed with application of 2 coats of PERMA-WHITE[®] Mold & Mildew-Proof* Exterior Paint system
- 5.10 Porches and decks: Should be coated with special porch and deck paints or stains, designed to withstand the wear and weather. We highly recommend using Wolman[®] Wood Care products, which prevent water absorption and premature wood graying. www.wolman.com

Note: There are many miscellaneous surface areas such as swimming pools, underground metal, driveways, and glass windows for which specific coatings are available. Please refer to Zinsser Product Reference Guide for recommendations on all surfaces to be painted.

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Application of PERMA-WHITE® Mold & Mildew-Proof* Exterior Paint:

- All surfaces must be clean, sound and dry at time of application.
- PERMA-WHITE® Mold & Mildew-Proof* Exterior Paint can be applied by brush, roll, or spray. First Coat –Shake or stir well before using. Apply at container consistency using synthetic bristle brush, roller, pad applicator or sprayer. For airless spraying, use a .017 tip and 2000-2500 PSI pressure. Avoid painting in direct sunlight and maintain “wet edge” to avoid lapping. If thinning is necessary for airless sprayer application, add no more than 12 ounces of clean water per gallon of paint.
- Dry time: Dries in 1 hour. Second Coat -- Wait until the first coat of paint is dry (1 hours is recommended) before applying the second coat. Apply second coat to no more than 350-400 sq.ft. per gallon. Full cure and scrape-resistance develops in 5 to 7 days.

6.0 QUALITY ASSURANCE

- 6.01 The property owner should review this specification with all bidders and furnish a copy to each bidder. *Note: This specification can obtained and also downloaded online via Zinsser website, www.zinsser.com.*
- 6.02 Everyone involved with this project should carefully read this document, all attachments, and product labels prior to use/ application.
- 6.03 Estimating Size of Surface Area: It is the joint responsibility of the property owner and contractor to establish the total size of surface area to be covered. Method of application and the porosity of the substrate should be taken into consideration when estimating spread rates. Spread rates for airless application is generally 15% less than for roller application. Add one additional square foot for every square foot of wallboard damage. **The Mold & Mildew protection corresponds directly to the application rate of PERMA-WHITE® Mold & Mildew-Proof Exterior Paint System.** Please refer to the attached Technical Data Bulletin.

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APPENDIX A

Informational Resources Pertinent to Preventing Mold & Mildew

GOVERNMENT RESOURCES

United States
Environmental Protection Agency
Indoor Environments Division
<http://www.epa.gov/iaq/molds/>

Canada
Health Canada
Search on: Fungal contamination in public buildings
<http://www.hc-sc.gc.ca/>

PUBLICATIONS

"Preventing Moisture and Mildew Problems in
Hospitality Industry Buildings"
CH2Mhill and Disney Development Corporation
Publication can be purchased from:
AHLA - American Hotel & Lodging Association
www.ahma.com

VENDORS

Health and Environmental. Safety
3M
3M Center, Bldg. 275-6W-01
St. Paul, MN 55133-3275
Respirator Tech. Ass't. 800-243-4630
www.3m.com/market/safety/ohes2

Environmental testing
Air Quality Sciences, Inc.
1337 Capital Circle
Atlanta, Georgia 30067
770-933-0638
www.aqs.com

Moisture Meter
Delmhorst Instrument Co.
51 Indian Lane East
P.O Box 68
Towaco, NJ 07082
(800)222-0638
email: info@delmhorst.com

For further assistance contact:
ZINSSER Marketing Services
173 Belmont Dr.
Somerset, NJ 08875
Email: bullseye@ZINSSER.com
(888) 855-1774

PERMA-WHITE®
Mold & Mildew-Proof* Exterior Paint
5-Year Warranty



This is a SAMPLE DOCUMENT ONLY.
A Warranty will be issued for specific projects upon request.

The ZINSSER® PERMA-WHITE® Exterior Paint 5-Year Mold & Mildew-Proof* Warranty

If mold and mildew causes stains on the paint film or deterioration of the paint film within Five (5) years from the date of application, ZINSSER® will furnish at no charge the quantity of paint applied to the problem area. This warranty does not cover mold and mildew that grows due to surface contamination on the surface of the paint film. This warranty does not include labor cost for surface preparation or coating application.

To achieve this Warranty, work must be done in compliance with the PERMA-WHITE® Exterior paint label directions.

In summary, as a minimum the label directions require:

- Cleaning the surface to remove existing mold & mildew stains and dirt.
- After washing and rinsing the mold and mildewed areas, damaged areas are to be repaired and then primed.
- Application of two (2) coats of PERMA-WHITE® Mold & Mildew-Proof* Exterior Paint @ 4.0 mils WFT (Wet Film Thickness) per coat / @ 1.5 mils DFT (Dry Film Thickness) per coat.

If, at any time during the warranty period, mold & mildew stains appear ZINSSER® will schedule an inspection. Upon establishing that the stains are the result of mold & mildew on the paint film ZINSSER® will furnish **a sufficient amount of PERMA-WHITE® Exterior Paint to apply 2-coats to correct the problem area.**

This warranty does not cover the labor cost for the original application or any labor associated with correcting any problem areas. Nor does this warranty cover the cost of freight for delivery of replacement supplies. This warranty gives the property owner specific legal rights. Those rights may vary by state.

Performance failure resulting from or related to improper surface preparation or paint application are excluded from warranty coverage. Defects resulting from exposure to abnormal conditions--floods, hurricanes, fires, etc. are excluded from warranty coverage

If the property owner perceives a product defect or performance failure within the warranty period he/she must notify ZINSSER Co., Inc. in writing within thirty (30) days and provide ZINSSER® the opportunity to inspect the job if requested.

ZINSSER CO., Inc.
173 Belmont Drive
Somerset, NJ 08875
(732-469-8100)
Email: ZINSSERPLUS@ZINSSER.com

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Procedure to obtain The PERMA-WHITE[®] Mold & Mildew-Proof * Exterior Paint 5-Year Limited Warranty

In order for the property owner to receive the **PERMA-WHITE[®]** 5-Year Limited Warranty, the following procedures must be followed:

- 1) Complete the Registration form on page 12 which includes:**
 - Name and address of property where application is to be performed
 - Contact information of property owner, project manager, and contractor (TBD)
 - Expected starting date of project and warranty requirements

- 2) Fax completed form to Zinsser Commercial Department at (732) 563-9774.**

- 3) After receiving this information, a ZINSSER representative will contact the project manager to review warranty requirements and assign a project number. Critical requirements include:**
 - Confirmation that ALL bidding contractors are being provided a complete copy of the PERMA-WHITE[®] Specification, which includes the surface preparation procedures and material requirements.
 - Confirmation that ALL bidding contractors will initial and date each page of the specification.
 - Confirmation that a pre-project inspection by the owner or his designate, the project manager and the winning contractor will be performed to insure the integrity of the surface where the PERMA-WHITE[®] Paint System is to be applied. Refer to Section 1.03 in the PERMA-WHITE[®] Specification (Limitations).
 - Confirmation that the project manager will perform periodic inspections during the application to insure the specification is being followed by the winning contractor.
 - Upon completion of the job, the Project Manager will provide Zinsser with an executed verification form complete with original invoices for materials used on the project

Receipt of Project Verification Form and original invoices are required within 30 days of completion of project to activate warranty coverage. The property owner will receive a registered copy of the limited warranty upon receipt of the verification form and supporting documents.

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Registration #
This number will be assigned by
Zinsser after registration interview is
conducted.

PERMA-WHITE® Mold & Mildew-Proof Exterior Paint Project Registration Form

Instructions:

In order to register your project for the **PERMA-WHITE®** 5-Year Limited Warranty, please read and complete the following information. Please fax this completed form to **Zinsser Commercial Department @ 732-563-9774**.

Date: _____

Name and address of the property where the installation is to be performed:

Project Name		Property Address	
Floor or Suite	City	State	Zip

Contact information of property owner:

Contact Person		Email Address	
Property Owner		Mailing Address	
City	State	Zip	Phone

Contact information for the project manager:

Contact Person		Email Address	
Company		Mailing Address	
City	State	Zip	Phone

Contact information for the contractor (when available):

Contact Person		Email Address	
Company		Mailing Address	
City	State	Zip	Phone

Contact information for the contractor (when available):

Expected starting date of project: _____

I understand and agree that in order for the property owner to receive the 5 Year Limited Warranty,

- ALL bidding contractors must be provided a complete copy of the PERMA-WHITE® Mold & Mildew-Proof* Exterior Paint Specification, which includes the surface preparation procedures and material requirements.
- ALL bidding contractors must initial and date each page of the specification.
- A pre-project inspection must be conducted by the owner or his designate, the project manager and the winning contractor to insure the integrity of the surface where the PERMA-WHITE® Paint System is to be applied. Refer to Section 1.03 in the PERMA-WHITE® Specification (Limitations).
- The project manager is required to perform periodic inspections during the installation to insure the specification is being followed by the winning contractor.
- The project manager must supply Zinsser with an executed verification form complete with original invoices for materials used on the job within 30 days of completion of the project.

Project Manager signature and date: _____, _____
Project Manager Date

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Project Number _____

The PERMA-WHITE® Mold & Mildew-Proof* Exterior Paint Project Verification Form

I, _____, the project manager for _____
(project name) hereby certify that I fulfilled all the required procedures as agreed to on the
PERMA-WHITE® Project Registration form dated _____. I am
enclosing the original invoices for the materials used on the job that was completed on
_____.

I understand that upon receipt of this project verification form and corresponding invoices, Zinsser
will issue the **PERMA-WHITE®** 5-Year Limited Warranty directly to the property owner.

Signature _____

Date _____

Mail Project Verification Form and Original Invoices to:
ZINSSER Co., Inc., Commercial Department, 173 Belmont Drive, Somerset, NJ 08875
Questions? Contact the Commercial Department @ 732-469-8100

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