

Architectural Coatings

Manor Hall Exterior Paint + Primer Satin

GENERAL DESCRIPTION

Manor Hall Exterior Paint + Primer* is a premium quality, 100% acrylic, urethane-fortified house paint. It features exceptional coverage and hide, paired with excellent durability. The advanced formula can be used as little as 60 minutes before the threat of rain, and in both normal and marginal, above freezing conditions when a low temperature cure is required to form a proper film. Ideal for use on properly prepared or previously painted wood, preprimed and unprimed hardboard, masonry, fiber cement board, weathered aluminum, weathered vinyl siding and metal.

*Separate primer or multiple coats may be required. See COVERAGE for details.

RECOMMENDED SUBSTRATES

Aluminum Siding	Ferrous Metal	Stucco
Brick	Fiber Cement	Vinyl Siding*
Concrete	Masonry	Wood

*Vinyl siding and similar plastic composites should not be painted with a color darker than the original color. Painting vinyl siding or plastic composites with a darker color may cause them to warp. Color selection for use over vinyl siding is limited. For information, call 1-800-441-9695.

CONFORMANCE STANDARDS

Compliant with all US VOC Regulations as of 10/2026

PRODUCT INFORMATION

70-1401	Super White
70-1410	White & Pastel Base
70-1420	Midtone Base*
70-1440	Ultra Deep Base*

*Must be tinted before use. Refer to the appropriate color formula book, automatic tinting equipment, and or computer color matching system for color formulas and tinting instructions.

FEATURES / BENEFITS

Features

Urethane-Fortified to Resist Cracking, Peeling & Flaking

Rain Ready in as Little as 60 Minutes*

Delivers Exceptional Coverage & Hide

Provides A Mold, Mildew & Algae Resistant Coating

Paint + Primer**

Application Down to 35°F (2°C)

*Allow paint film to dry for at least 60 minutes prior to expected rain when temperatures are at or above 60°F (15°C) and 50 to 70% relative humidity. Lower temperatures, higher humidity, and deeper colors may increase drying time and rain readiness time.

**Separate primer or multiple coats may be required. See COVERAGE for details.

PRODUCT DATA

PRODUCT TYPE:	100% Acrylic Latex
SHEEN*:	Satin, 10-20 @ 60°; 20-30 @ 85°
VOLUME SOLIDS*:	40% +/- 2%
WEIGHT SOLIDS*:	53% +/- 2%
WEIGHT/GALLON*:	10.7 lbs. (4.9 kg) +/- 0.2 lbs. (91 g)
VOC:	< 50 g/L (0.4 lbs./gal.)

*Product data calculated on product 70-1410.

COVERAGE: Up to 400 sq. ft. (37 sq. meters) per U.S. gallon (3.78 L) on smooth, nonporous surfaces.

Wet Film Thickness:	4.0 mils
Wet Microns:	102
Dry Film Thickness:	1.6 mils
Dry Microns:	41

Coverage figures do not include loss due to surface irregularities and porosity, or material loss due to application method or mixing. Some surfaces including uncoated substrates, repaired surfaces, porous surfaces, stained areas, and drastic color changes may require a primer or more than one coat to achieve a uniform finish and complete hide.

DRYING TIME: Dry time @ 77°F (25°C); 50% relative humidity.

To Touch: 30-60 minutes

To Recoat: 2-4 hours

To Full Cure: 30 days

Drying times listed may vary depending on temperature, humidity, film build, color, and air movement. For example, product applied at 35°F (2°C) would require a minimum of 24 hours before recoat.

CLEANUP: Clean tools with warm, soapy water.

DISPOSAL: Contact your local environmental regulatory agency for guidance on disposal of unused product. Do not pour down a drain or storm sewer.

FLASH POINT: Over 200°F (93°C)

Benefits

Provides a strong, flexible coating that helps prevent the film from cracking, peeling, or flaking

Sets up to withstand rainfall as early as 60 mins after application

Requires less material than a traditional exterior paint

Inhibits the growth of mold, mildew, and algae on the surface of the paint film

A separate primer is usually not necessary

Extends the painting season

GENERAL SURFACE PREPARATION

Surface must be clean and dry. Remove all loose, peeling paint, dirt, mildew, grease, oil, chalk, rust, and any other surface contaminants. Blistering and peeling issues are commonly caused by moisture behind the paint film. Problems leading to excessive moisture in the substrate must be repaired prior to painting. Putty all nail holes and caulk all cracks and open seams. Sand all glossy, rough, and patched surfaces. Stucco, concrete, and masonry surfaces must be completely dry, free of efflorescence, and allowed to cure for 30 days prior to painting. When applied to an uncoated substrate or to bare wood, two coats are required with the first coat acting as the primer. For metal, tannin staining woods, fresh concrete or masonry (less than 30 days cure), or chalky surfaces, use of an appropriate specialty primer is recommended for best results.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust or fumes. LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a properly fitted, NIOSH-approved respirator and prevent skin contact 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 USEPA National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead. Follow these instructions to control exposure to other hazardous substances that may be released during surface preparation.

ALUMINUM SIDING: Aluminum siding may present potential adhesion problems. Prime prior to topcoating. A specialty primer may be required if the original painted surface has degraded to the substrate. Topcoat should be spot applied, allowed to cure overnight, then evaluated for adhesion. If adhesion is good, the application may proceed. Check adhesion by applying a piece of masking tape. When the masking tape is removed, if the coating peels off, the surface must be scuff sanded prior to proceeding to ensure mechanical adhesion.

BRICK, CONCRETE, MASONRY and STUCCO: New concrete and masonry should cure for at least 30 days and preferably 90 days prior to painting. The pH of the substrate must be less than 10. Painting glazed brick is not recommended due to potential adhesion problems.

FERROUS METAL: The surface must be cleaned thoroughly to remove any dust, rust, and surface contaminants, and then primed with a metal primer.

FIBER CEMENT: Fiber cement board may present potential adhesion, alkali burn, and efflorescence problems. New board should be aged for at least 30 days prior to priming and painting. The pH of the substrate must be less than 10 and the moisture content must be less than 12% prior to painting. All cracks and opens seams should be caulked to prevent water penetration. Pre-primed board from the manufacturer may not be uniformly or completely sealed.

VINYL SIDING: Vinyl siding may present potential adhesion problems. Topcoat should be spot applied, allowed to cure overnight, then evaluated for adhesion. If adhesion is good, the application may proceed. Check adhesion by applying a piece of masking tape. When the masking tape is removed, if the coating peels off, the surface must be scuff sanded prior to proceeding to ensure mechanical adhesion. Color selection for vinyl siding is limited. Do not paint vinyl siding with a color darker than the original to prevent potential warping due to heat absorption.

WOOD: Countersink all nails, putty flush with surface. Unpainted wood or wood in poor condition should be sanded smooth and wiped clean. Any knots or resinous areas must be primed before painting.

RECOMMENDED PRIMERS

Aluminum	17-921XI
Brick	4-503, 4-603XI, 17-921XI
Concrete & Masonry	4-503, 4-603XI, 17-921XI, Self-priming
Ferrous Metal	90-1908, 90-1909, 90-1912, 4160, 4360
Fiber Cement	4-503, 4-603XI, Self-priming
Stucco	4-503, 4-603XI, 4-808, 4-809, Self-priming
Vinyl	17-921XI
Wood	17-921XI, Self-priming

PACKAGING

Quart (946 mL)
1-Gallon (3.78 L)
5-Gallon (18.9 L)

Not all products are available in all sizes.

LIMITATIONS OF USE

Apply only when air, surface, and product temperatures are between 35°F (2°C) and 90°F (32°C) and at least 5°F (3°C) above the dew point. Air and surface temperatures must remain between 35°F (2°C) and 90°F (32°C) for the next 48 hours. Avoid painting in direct sunlight or on hot surfaces. Do not apply late in the day when dew and condensation are likely to form or if rain or snow is expected. On large expanses of metal, temperatures must be 50°F (10°C) or higher.

PROTECT FROM FREEZING.

Not recommended for use on steps or floors.

While this product provides a mildew resistant coating, growth may still occur if the substrate is not properly prepared prior to painting and/or if the substrate is consistently exposed to conditions conducive to mold, mildew, and algae.

APPLICATION INFORMATION

Stir thoroughly before using and occasionally when in use. When using more than one container of the same color, intermix to ensure color uniformity. USE WITH ADEQUATE VENTILATION. KEEP OUT OF REACH OF CHILDREN. Read all label and Safety Data Sheet (SDS) information prior to use. SDS are available through our web site or by calling 1-800-441-9695.

Application Equipment: Apply with a high-quality brush, roller (nap size – 3/8" for smooth surfaces and up to 3/4" for rough or textured surfaces), paint pad, or by spray equipment.

Airless Spray: For airless spray application, use tip size .015" to .021" and pressure range of 1500 to 2000 psi. Spray equipment must be handled with due care and in accordance with manufacturer's recommendation. High-pressure injection of coatings into the skin by airless equipment may cause serious injury.

Brush: Nylon/Polyester Brush

Roller (nap roller cover): 3/8" - 3/4"

Thinning: Do not thin.

Permissible temperatures during application:

Material: 35 to 90°F (2 to 32°C)

Ambient: 35 to 90°F (2 to 32°C)

Substrate: 35 to 90°F (2 to 32°C)

PRECAUTIONS

For warning information, please refer to the product label and SDS available at the online listing for this product at www.pittsburghpaintsco.com. Keep container tightly closed and sealed until ready for use. SDS, spill, and emergency information are available by calling 1-833-477-1553.

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