

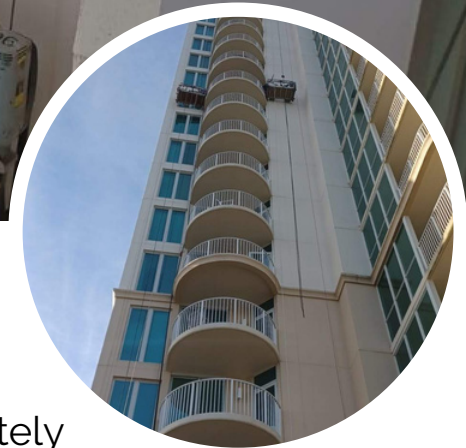
MUSTIQUE CONDOMINIUMS ORANGE BEACH, ALABAMA



PECORA SILCOPRIME

In the summer of 2023, Mustique Condominiums underwent a comprehensive exterior renovation to address the aging condition of its existing elastomeric coating system, which had been in service for approximately eight to ten years. Over time, the building's exterior showed visible signs of wear, including surface staining and fading. The owners' association hired Triton Management Services Inc. to evaluate the façade and guide the upcoming maintenance cycle. Following a detailed assessment, Triton recommended transitioning from the existing elastomeric coating to an updated system incorporating an acrylic topcoat to improve both performance and appearance.

A key component of the recommended approach was the use of Pecora SilcoPrime as an interlaminary primer to ensure compatibility between the existing elastomeric coating and the new acrylic finish. SilcoPrime is specifically formulated to promote adhesion between existing silicone-based coatings and new non-silicone architectural coatings, helping to mitigate the risk of peeling or delamination over time. Its ability to bond effectively to a range of substrates and coatings, combined with its moisture-resistant properties, made it well-suited for a restoration project of this nature. Proper surface preparation, including cleaning and drying of the existing coating, further supported the performance of the system and ensured a reliable bond between layers.





The renovation was carried out by Innovative Commercial Coatings of Orange Beach, Alabama, with the SilcoPrime primer applied prior to installation of the new acrylic topcoat. This approach provided a continuous, compatible system that addressed both adhesion and long-term durability. The completed project resulted in a refreshed exterior appearance while maintaining protection against environmental exposure, including UV and weathering.

The Mustique Condominiums project demonstrates the importance of proper material selection and system compatibility in façade restoration. By incorporating a primer designed to bridge existing and new coating systems, the project team was able to extend the service life of the building envelope while reducing the risk of future maintenance issues. The result is a durable, maintainable exterior that aligns with the association's long-term asset management goals.

To learn more about SilcoPrime and corresponding products, please visit our website at www.pecora.com.