



## Painted Brick Disclaimer:

**At Metro Brick & Stone, we acknowledge the growing trend of incorporating painted brick into contemporary architectural designs. While this aesthetic choice may be attractive, we, as specialists in brick construction, strongly advise against painting new brick. Several critical factors must be considered before proceeding with painting brick surfaces:**

- 1. Type of Paint:** The selection of paint is crucial. Not all paints are suitable for brick surfaces. While exterior latex or acrylic paints are generally recommended, they must be chosen with care to ensure compatibility with brick. Oil-based paints can exacerbate issues by trapping moisture within the brick.
- 2. Priming and Preparation:** Proper priming is essential to achieve effective paint adhesion. An unsuitable primer can lead to inadequate bonding, resulting in peeling and flaking. Furthermore, the brick surface must be thoroughly cleaned and completely dried prior to priming. Residual moisture or contaminants can hinder paint adhesion and compromise the finish.
- 3. Brick Drying:** It is imperative that new brick is fully cured and dried before painting. Insufficiently dried brick may retain moisture, potentially causing the paint to bubble, peel, or degrade prematurely.
- 4. Breathability:** Brick is a porous material designed to allow moisture to escape. Painting can seal these pores, disrupting the brick's natural ability to breathe. This can lead to trapped moisture, which may result in issues such as mold growth, efflorescence (white, powdery deposits), and long-term deterioration of the brick.
- 5. Maintenance Concerns:** Painted brick surfaces require ongoing maintenance to address issues such as chipping, fading, and staining. Additionally, painted surfaces may accentuate existing blemishes and textures that are less noticeable on unpainted brick.
- 6. Warranty Limitations:** Due to the potential complications associated with painting brick surfaces, Metro Brick & Stone cannot provide a warranty or assume responsibility for any issues arising from painting. This includes, but is not limited to, paint failure, damage to the brick, and problems related to moisture retention.

**For these reasons, we recommend exploring alternative design options, such as using white brick and white mortar or consulting with a professional painter experienced in working with brick before deciding. Preserving the integrity of your home's brickwork is paramount, and making an informed choice is essential.**

**Metro Brick & Stone Serving Dallas, Ennis, and Tolar**  
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