

The Q Townhomes, Sarasota, FL

Construction Type:

Modern multi-unit townhome development featuring painted stucco exteriors, decorative metal siding, tile accent walls, and garage doors.

Challenge:

Failed sealants were discovered at window perimeters that had been concealed behind decorative metal siding fastened to concrete block walls. These hidden conditions created water intrusion risks and required careful removal to access the joints. Additionally, several tile accent walls were failing due to insufficient mortar coverage during original construction, leading to loose and delaminating tiles.

Solution:

Decorative metal siding was carefully removed to access and remove all failed perimeter window sealants. New high-performance urethane sealants were installed, and the metal was reattached. All failing tile walls were removed and replaced with new tile using full mortar coverage to ensure lasting adhesion. The project concluded with a full exterior repaint, including all stucco surfaces, metal elements, and garage doors, restoring both aesthetic appeal and long-term protection.



MunyanPainting & Restoration

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