CAPE MAY PAINTING LLC · CAPE MAY COUNTY, NJ

Your paint report & written estimate

Prepared for Dana · 08226 · November 13, 2026 · (609) 780-1581

Dana, here is the number you asked for, plus the part most estimates leave out — what it actually covers, how long each surface has left, and the questions worth asking before you sign anything with anyone.

YOUR ESTIMATED RANGE

$8,450 - $10,900

A range, not a single figure. The precise number comes from standing in front of the house.

YOUR PROJECT AT A GLANCE

Project	Exterior siding
Size	2,400 sq ft
Stories	2
Condition	Chalky, some peeling
Paint	Premium (Duration/Emerald)
Add-ons	Trim + shutters
Timeline	1-3 months out

WHAT DRIVES THE NUMBER

Four things move this price. Any bid worth comparing will show you how it handled all four.

- **Prep** — Scraping, sanding, caulking and priming is usually the largest single line on a Shore exterior. Skipping it is why cheap paint jobs peel in two years.
- **Coastal exposure** — Salt air, humidity and afternoon sun break coatings down faster here than inland. That drives both the product tier and the number of coats actually needed.
- **Access and height** — Two- and three-story work, dormers, porches and railings all add labor hours. Access is charged because it takes time, not because anyone is being clever.
- **Product tier** — A premium 100% acrylic with mildew resistance costs more per gallon and lasts years longer. On a coastal house the difference usually pays itself back.

HOW LONG A FINISH LASTS ON THE SHORE

National averages are close to useless here. Salt air, humidity and afternoon sun take years off a coating compared with inland New Jersey. These are honest ranges rather than sales numbers:

Exterior siding	8-12 years on the shore (national average is 10-15; salt air and UV take the top off it)
Wood trim, fascia and soffits	4-7 years, and the south- and bay-facing sides fail first
Doors and shutters	5-8 years on a south- or bay-facing elevation
Your selected product	Premium 100% acrylic — adds roughly 3-5 years of life over a standard coat on a coastal house

YOU SAID ONE TO THREE MONTHS OUT.

That puts you ahead of the spring rush rather than behind it. We'll check back once, inside your window, and otherwise leave you alone.

FIVE QUESTIONS TO ASK ANY CONTRACTOR

Ask these of us, and ask them of the next two bids. You will learn more in five minutes than from any website, and the answers sort the professionals from the talkers.

1. Is the prep listed line by line, or bundled into one number? (Bundled means you can't tell what you're paying for.)
2. Are you carrying liability insurance and workers' comp, and can I see the certificate?
3. Who is actually on site — your crew or subs? How many people, and who supervises?
4. What's the payment schedule, and how much is due before the job starts?
5. If the finish peels in two years, what does your warranty actually cover — labor, materials, or both?

WHAT HAPPENS NEXT

Nothing, unless you want it. There is no follow-up call, no pressure, and no obligation attached to this report. If you would like a firm number, the next step is a walkthrough — roughly twenty minutes, free, and you keep the written estimate whether or not you hire anyone.

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