

How do I get that old epoxy paint off?

Q: I hired a contractor to put an epoxy on my garage floor. When the epoxy was being installed the contractor asked if I wanted it to end at the point the garage door hits the concrete or run to the end of the concrete slab, which extends about 4 inches beyond the point the garage door touches down. I opted to have the epoxy extend beyond the door.

The problem now is that the 4 inches of epoxy outside the door has discolored (yellowed) and now looks poor. My question is -- is there a way to remove the 4 inches of epoxy? Thanks for any help; I really enjoy your column.

A: One of the great things about epoxy paint is that it's virtually a permanent coating. In a situation like yours, however, that's also its drawback -- it's very tough to remove. Epoxy garage-floor coatings are also not suitable for exterior use, so I'm a little surprised that the contractor even suggested painting it in an area that's exposed to the elements.

Since we're not talking about a large area, my suggestion would be to sand the epoxy off. Use a pad sander or orbital sander with 60- or 80-grit paper, and use a strip of wood or other material to create a straight line that you can sand up to where you want the paint to stop. Be sure to wear both eye protection and a respirator while sanding. After sanding and cleaning the strip of concrete that will extend beyond the garage door, you can apply an exterior concrete sealer to it that will both protect the concrete and enhance its appearance.

I also would suggest that you consider installing a vinyl garage-door sill strip on the concrete where the door meets the floor. This will create a visual break between the inside and outside, as well as providing you with some additional wind and water protection at the bottom of the door. Garage door sills are available at many home centers, as well as through garage-door dealers. They're easy to install -- simply cut the material to length and glue it in place. Complete instructions will be included with the sill strip.

*Source: Client Direct – Author: By Paul Bianchina
Compliments of the Tehama County Association of Realtors*