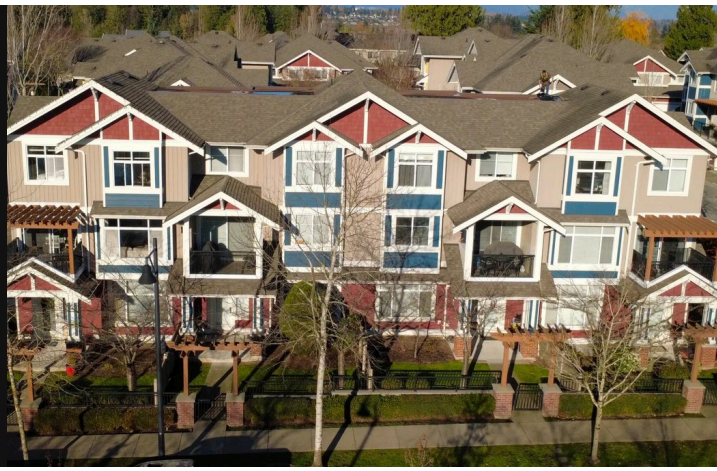
CONDOS AND TOWNHOME COMMUNITIES

Strata painting

Your one call for strata exterior repairs, washing and painting.

Metro Vancouver and the Fraser Valley



Who it's for

Strata councils and property managers.

Condo buildings and townhome communities, from Vancouver to Abbotsford.

What we do

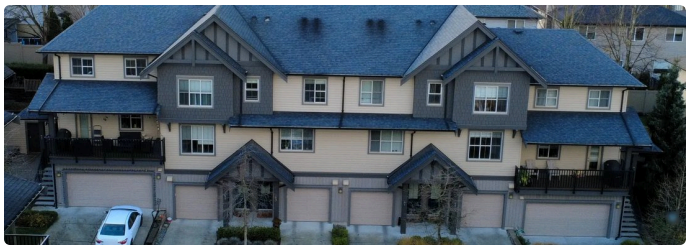
- **Exterior repaints:** condo and townhome exteriors, planned building by building.
- **Siding and stucco:** washed and repaired before the first coat goes on.
- **Wood repairs:** rotten trim, fascia and siding replaced before painting.
- **Decks and membranes:** deck membrane repairs and coatings, done with the repaint.
- **Fences and railings:** wood fences, railings and decks cleaned and restained.
- **Colour changes:** new colour schemes for the whole complex.
- **Also outside:** washing, parking lot lines, and roof and exterior coatings.

How we work

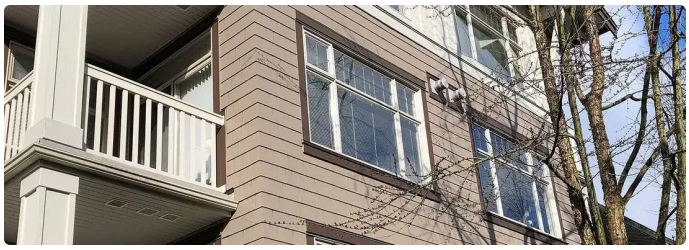
1. **Walk-around**
   We walk the property with you and note repairs, access and colours.
2. **Written quote**
   Everything goes into a written scope. Work starts once you approve it.
3. **Notice to residents**
   Residents get a schedule for moving cars, plants and patio furniture.
4. **Paint and walk-through**
   Painted one section at a time, then checked with you at the end.

Recent jobs

Surrey, 2023	Strata complex: siding, trim, railings and doors washed and repainted
Burnaby, 2021	Strata complex: repaint with wood repairs and 520 ft of caulking replaced
Langley, 2026	Strata complex: panels and shingles on 62 units in one new colour



Townhome block after the repaint



Balconies and siding after the repaint

What's in this pack

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Proof

Bonded and insured · WorkSafeBC certificate up to date · Fifth-generation family company · Insurance certificate and WorkSafeBC letter available on request.

Guarantee

2 years on work of two coats or more · 1 year on single-coat work · Covers coating failure · Normal wear and tear isn't covered

Request a quote

Every strata is priced after a walk-around with your council or manager. You get a written quote before any work starts. References come with your quote.

A. Craig & Son Painting
10439 173 St, Surrey, BC V4N 5H3
604-861-6644
acraigandson@yahoo.ca
acpainting.ca

A tradition of excellence since 1934.

This service online: **acpainting.ca/services/strata-painting/**

PARKING LOTS AND PARKADES

Parking lot line painting

Fresh lines, curbs and stencils, so your lot is easy to read again.

Metro Vancouver and the Fraser Valley



What we do

We refresh stall lines, numbers and accessible parking markings, and touch up fire lanes, loading zones and bollards.

Faded lines lead to crooked parking, blocked fire lanes and confused visitors.

For property managers, strata councils and business park owners.

What's included

- **Stall lines and numbers:** straight white or yellow lines and stencilled numbers.
- **Fire lanes and curbs:** faded curb paint, NO PARKING lettering and yellow hatching refreshed.
- **No-parking zones:** hatched yellow zones with stencilled NO PARKING lettering.
- **Accessible stalls:** accessible parking markings repainted.
- **EV stalls and logos:** EV charging graphics, logos and other stencils on stalls and walls.

How we do it

1. **Lot walk**
   We look at the lot together and mark up what needs repainting.
2. **Sweep**
   The pavement is swept and cleaned.
3. **Paint and stencil**
   Stall lines go down first, then numbers, stencils and hatched zones.
4. **Reopen**
   We go section by section, so most of the lot stays open.

Work only goes ahead once you've approved the written layout plan.

Recent jobs

Richmond, 2026	Tilt-up building: lines in two parking lots, with accessible stall symbols
Langley, 2023	Strata complex: 9 visitor parking lines and 6 speed bumps recoated
Delta, 2022	Industrial building: 240 ft by 10 ft hatched traffic area and a stop line



Stall lines with stencilled numbers


Accessible stall symbol and yellow lines

Related services

Line painting overview	acpainting.ca/services/line-painting/
Warehouse safety lines	acpainting.ca/services/line-painting/warehouse-safety-lines/
Safety yellow and bollards	acpainting.ca/services/industrial-coatings/safety-yellow-bollards/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Every lot is priced after a site visit. We walk the lot with you and mark up what needs repainting. You get a written quote before any work starts.

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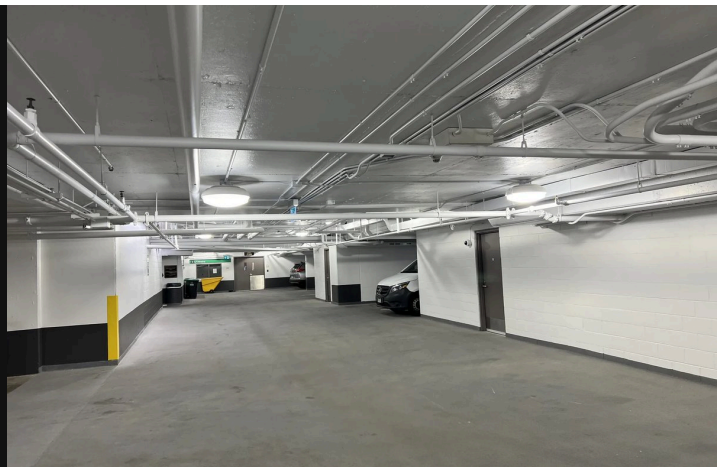
This service online: **acpainting.ca/services/line-painting/parking-lot-line-painting/**

STRATA AND COMMERCIAL PARKADES

Parkade painting

A brighter level, and
every space easy to read.

From Horseshoe Bay to Chilliwack



What we do

We paint strata and commercial parkades across the Lower Mainland.

We work level by level or in sections, overnight or on weekends if needed, so residents and tenants keep a way in and out.

Each work zone is closed to cars while we paint it.

What's included

- **Walls and columns:** washed and painted, often white with a dark base band.
- **Ceilings and pipes:** painted so the whole level looks brighter.
- **Lines and stall numbers:** stall lines, numbers and hatched no-parking zones.
- **Safety yellow:** bollards, curbs and column edges back to high-visibility yellow.
- **Strata and commercial:** planned with council, or around tenants and deliveries.

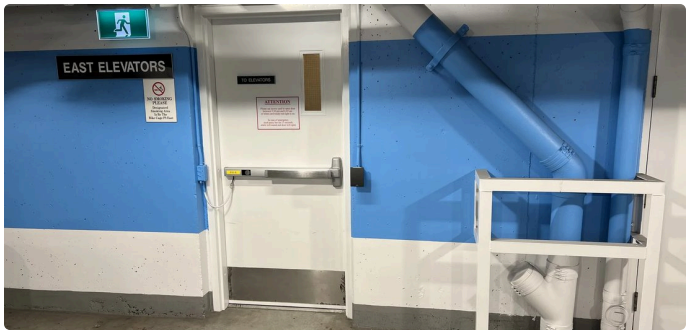
How we do it

1. **Walk-through**
   We walk the parkade with you: walls, ceilings, lines and traffic.
2. **Plan around traffic**
   Levels and hours are agreed, so cars keep a way in and out.
3. **Wash and prep**
   Walls and ceilings are washed and patched, and loose paint removed.
4. **Paint and lines**
   Painting first, then lines, numbers and safety yellow go back on.

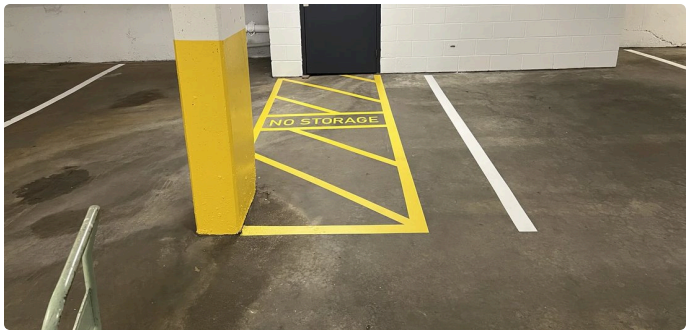
Work only goes ahead once you've approved the written scope.

Recent jobs

Vancouver, 2025	Parkade: walls, ceilings, rails, bollards and pipes on four level areas
Langley, 2026	New parkade: green EV walls with stencilled symbols, and ceilings



Elevator entry in blue and white



No-storage hatching beside a yellow column

Related services

Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/
Line painting overview	acpainting.ca/services/line-painting/
Safety yellow and bollards	acpainting.ca/services/industrial-coatings/safety-yellow-bollards/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Tell us about your parkade. We'll walk it with you and price the work. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/parkade-painting/**

STRATA AND COMMERCIAL BUILDINGS

Restoration and prep

Paint only lasts as long as the surface under it.

Metro Vancouver and the Fraser Valley



What we do

We replace damaged wood, patch drywall and seal water stains before the fresh paint goes on.

Rotten wood, cracked concrete and peeling coats are dealt with first.

For property managers, strata councils and facility managers.

What's included

- **Rotten wood:** soft, rotted trim and siding cut out and replaced before painting.
- **Drywall and water damage:** holes filled, torn drywall repaired and water stains sealed.
- **Concrete repair:** cracks and chipped areas patched, then recoated.
- **Lead paint:** dealt with safely before recoating. Everyone who works on our lead jobs is trained in lead paint safety by the Hazardous Materials Association of BC.

How we do it

1. **Look closely**
   We walk the building and mark rot, rust, cracks and failing paint.
2. **Lead check**
   On older buildings, lead paint is found and dealt with before any sanding.
3. **Repair**
   Wood, drywall and concrete are fixed, and seams are caulked.
4. **Prime and paint**
   Bare and repaired spots are primed, then the finish coats go on.

Work only goes ahead once you've approved the written scope.

Recent jobs

Burnaby, 2026	Strata complex: wood repairs, then white trim primed and repainted
Langley, 2024	Strata complex: trim on 3 buildings, with wood and envelope repairs
Surrey, 2023	Industrial strata building: sealant and concrete repairs, repainted



Peeling metal panels, before


The same building, restored

Related services

Heritage restoration	acpainting.ca/services/restoration-prep/heritage-restoration/
Lead paint abatement	acpainting.ca/services/lead-paint-abatement/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
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- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Call us or send the address and some photos of the damage. We'll come and look, then give you a price. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/restoration-prep/**

OLDER AND HERITAGE BUILDINGS

Heritage restoration

Older buildings need a lighter touch.

Metro Vancouver and the Fraser Valley



What we do

We restore weathered window frames, replace rotten siding and trim, and repaint in the building's colours.

Original wood windows, trim and brick are worth keeping, not covering up.

For strata councils, property managers and public owners.

What's included

- **Wood windows and trim:** weathered originals prepared and repainted.
- **Rotten wood:** replaced so the new paint has something solid to stick to.
- **Deck membranes:** membrane repairs on decks, done alongside the repaint.
- **Lead paint:** common on heritage buildings, and dealt with safely before painting.
- **Access planning:** careful planning to cut down on scaffolding.

How we do it

1. **Survey**
   We go over every side of the building and note what can be saved.
2. **Plan access**
   We work out how to reach each wall with the least scaffolding.
3. **Repair**
   Rotten wood, failing paint and lead are dealt with first.
4. **Repaint**
   Colours and details are kept true to the building.

Work only goes ahead once you've approved the written scope.

Recent jobs

Burnaby, 2021	Strata complex with a heritage building: wood repairs, lead-safe repaint
Delta, 2026	Heritage church: stress cracks repaired and repainted



Weathered original wood windows, before



The same windows, restored and repainted

Related services

Restoration and prep	acpainting.ca/services/restoration-prep/
Lead paint abatement	acpainting.ca/services/lead-paint-abatement/
Strata painting	acpainting.ca/services/strata-painting/
Municipal painting	acpainting.ca/services/municipal-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Call us or send the address and a few photos. We'll visit the building and give you a price. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/restoration-prep/heritage-restoration/**

ROOFS, DECKS AND OUTSIDE WALLS

Roof and exterior coatings

The right coating keeps water out and stops rust from spreading.

Metro Vancouver and the Fraser Valley



What we do

We coat metal roofs, membranes, concrete and masonry, often on buildings that stay open while we work.

Each roof or wall gets a coating that suits the surface and weather.

For property managers, strata councils and facility managers.

What's included

- **Rooftop hatches and ducts:** rust cleaned back, then an MIO aluminum finish.
- **Membrane coatings:** damaged areas repaired, then decks and flat roofs recoated.
- **Elastomeric coatings:** flexible wall coatings that stretch over hairline cracks.
- **Anti-graffiti:** a clear coating, so the next tag cleans off more easily.
- **Masonry sealing:** a clear water repellent for brick, stone and concrete.

How we do it

1. **Inspection**
   We look up close at rust, cracks, peeling and how water moves off it.
2. **Wash and repair**
   Surfaces are washed, rust is treated and cracks are repaired.
3. **Choosing the system**
   We pick a coating that suits the surface and the weather it faces.
4. **Application**
   Coats go on in dry weather, with fall protection and the public kept clear.

Work only goes ahead once you've approved the written scope.

Recent jobs

Surrey, 2022	Strata warehouse building: block walls in siliconized elastomeric
Richmond, 2026	Tilt-up building: bare concrete sealed with a clear siloxane sealer
Vancouver, 2015	Strata apartment building: exterior repaint, with brick washed and sealed



Rusted rooftop equipment cover, before



The same cover, coated grey

Related services

Metal roof coating	acpainting.ca/services/metal-roof-coating/
Pressure washing	acpainting.ca/services/pressure-washing/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Call us or send the address and some photos. We'll look at the surface and give you a price. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/roof-exterior-coatings/**

METAL ROOFS AND ROOFTOP STEEL

Metal roof coating

If the steel is still sound, we can clean back the rust and recoat it.

Metro Vancouver and the Fraser Valley



What we do

We've coated roofs on a public library, a busy shopping centre and farm buildings, choosing the system for each one.

We can brush and roll where the building needs to stay open below.

For facility managers, property managers and owners.

What's included

- **Rusted roofs:** cleaned back, then a moisture-cured urethane with aluminum flake.
- **Open buildings:** when spraying isn't safe, we brush and roll.
- **Large public roofs:** controlled access zones and strict fall protection.
- **Roof hatches and rooftop steel:** sanded, spot-primed and recoated in MIO aluminum.

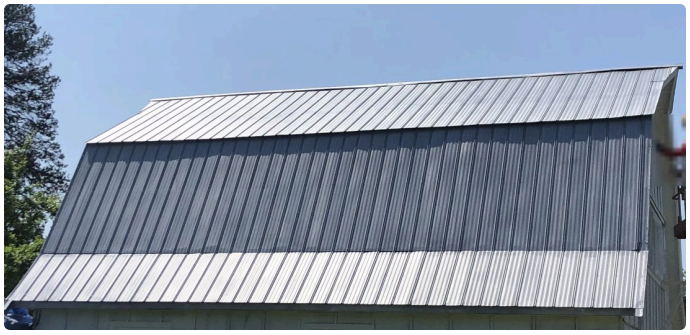
How we do it

1. **Roof walk**
   We check the panels, fasteners and how far the rust has gone.
2. **Access and safety**
   Lifts, tie-off points and any public no-go zones are set up first.
3. **Rust treatment**
   Loose rust and failing paint come off, and bare steel is primed.
4. **Coating**
   Sprayed or hand-applied in dry weather, depending on what's below.

Work only goes ahead once you've approved the written scope.

Recent jobs

Langley, 2024	Warehouse: rusted flashing sanded, rust primed, two finish coats
Burnaby, 2018	Shopping centre: building roof washed and given two coats



Barn metal roof, recoated



Roof hatch lid and frame, coated

Related services

Roof and exterior coatings	acpainting.ca/services/roof-exterior-coatings/
Industrial coatings	acpainting.ca/services/industrial-coatings/
Commercial painting	acpainting.ca/services/commercial-painting/
Municipal painting	acpainting.ca/services/municipal-painting/

Proof

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- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
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Request a quote

Call us or send the address and a few photos of the roof. We'll book a visit and give you a price. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/metal-roof-coating/**

COMMERCIAL AND STRATA PROPERTIES

Pressure washing

A thorough cleaning helps new coatings bond and last longer.

Metro Vancouver and the Fraser Valley



What we do

We wash commercial and strata buildings, from rooftop units to walkways.

We coordinate with residents so windows are closed and decks are clear.

Done on its own or as the first step of a repaint.

What's included

- **Walls:** siding, stucco, brick and concrete washed to the scope of work.
- **Decks and walkways:** washed when they're included.
- **Soft washing:** a gentle wash on soffits and near doors, windows and garages.
- **Plant- and pet-safe:** a biodegradable cleaning solution.
- **Gardens:** plants wetted before washing and rinsed after.

How we do it

1. **Walk and notice**
   We note any damage. Residents get notice through the strata.
2. **Protect**
   Plants are wetted, windows closed and decks cleared, with our help if needed.
3. **Wash**
   Walls, concrete and walkways are washed. Delicate areas get a soft wash.
4. **Rinse and clean up**
   Plants, windows and doors are rinsed. Missed spots are fixed the same day.

We test the pressure on a small spot before we start.

Recent jobs

Vancouver, 2018	Strata complex: walls and balcony floors pressure washed
Burnaby, 2017	Strata complex: vinyl siding, trellis and lattice pressure washed
Richmond, 2021	Warehouse: washed with diluted bleach and TSP, then power washed



Washing a rooftop unit



Heritage hall: washed first, then painted

Related services

Restoration and prep	acpainting.ca/services/restoration-prep/
Strata painting	acpainting.ca/services/strata-painting/
Commercial painting	acpainting.ca/services/commercial-painting/
Municipal painting	acpainting.ca/services/municipal-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Call us or send a few photos of the walls or walkways. We'll come by and price the wash, alone or with a repaint. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/pressure-washing/**

PUBLIC AND RECREATION POOLS

Pool coatings

Pool basins, lane lines and decks recoated for public use.

Across the Lower Mainland



What we do

We grind off the failing coating, repair the concrete and recoat the basin.

While the pool is drained, we can refresh lane lines, depth markings and non-slip steps.

We recoat outdoor and indoor pools for cities and recreation centres.

What's included

- **Pool basins:** drained pools stripped of failing coating, repaired and recoated.
- **Lane lines and targets:** lane lines, wall targets and depth markings painted crisp and even.
- **Pool decks:** concrete pool decks coated in a hard-wearing speckled finish.
- **Non-slip edges and steps:** non-slip coatings and safety markings on pool steps and edges.
- **Leisure pool graphics:** painted graphics on the floor of leisure and kids' pools.

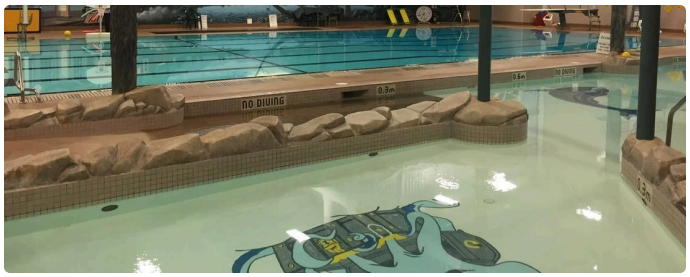
How we do it

1. **Site visit**
   We check the old coating, the concrete and when the pool can be drained.
2. **Prep**
   Failing coating is ground off and the concrete is repaired.
3. **Coating**
   The basin is recoated, then the lines, targets and markings are painted.
4. **Cure and refill**
   We tell you when the pool is ready to refill.

We check coating thickness as we go, and work under a written respirator program.

Recent jobs

Burnaby, 2024	Strata building: outdoor pool patched and given two coats of epoxy coating
Vancouver, 2022	School: pool deck, observation and seating area recoated



Painted floor graphic in a leisure pool



Checking coating thickness on a pool wall

Related services

Floor coatings overview	acpainting.ca/services/floor-coating/
Epoxy and non-slip floors	acpainting.ca/services/floor-coating/epoxy-floors/
Line painting	acpainting.ca/services/line-painting/
Municipal painting	acpainting.ca/services/municipal-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Send us photos of the pool and its current coating. We'll arrange a visit and give you a price. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/floor-coating/pool-coatings/**

COMMERCIAL, STRATA, INDUSTRIAL

Maintenance contracts

Wear is fixed on a set schedule, before it spreads.

From Horseshoe Bay to Chilliwack



What we do

We walk the property with you and set up a monthly or yearly maintenance plan.

We keep the common areas fresh, the markings clear and the floors recoated before they wear through.

What's included

- **Common-area touch-ups:** walls, door frames and trim in lobbies and corridors.
- **Line repainting:** parking stalls, fire lanes and warehouse walkways.
- **Floor recoats:** worn traffic lanes recoated before the coating wears through.
- **Safety yellow touch-ups:** bollards, guardrails and racking ends.
- **Rust treatment:** railings, steel doors and canopies cleaned, primed and recoated.
- **Strata programs:** wood repair, trim and touch-ups, planned with your council.

How we do it

1. **Walk-through**
   We review the surfaces, problem areas and how the building is used.
2. **Identifying the work**
   We inspect and quote what we find, or you send us your list.
3. **Pricing**
   Each item is quoted first or done on time and materials, as you prefer.
4. **Scheduling and completion**
   Our crews work around your schedule and leave each area clean.

Maintenance work is held to the same standard as a full repaint.

Recent jobs

Langley, 2023	Strata complex: painting contract for trim, fences and parking lines
Richmond, 2025	Industrial park: sealant repairs, touch-ups and bollards in safety yellow
Burnaby, 2024	College campus: many small repaint jobs, each a separate work request



Yellow stall lines and an accessible symbol



Safety yellow bollard and steel railing

Related services

Commercial painting	acpainting.ca/services/commercial-painting/
Strata painting	acpainting.ca/services/strata-painting/
Warehouse painting	acpainting.ca/services/warehouse-painting/

Proof

- Bonded and insured
- WorkSafeBC certificate up to date
- Fifth-generation family company
- Insurance certificate and WorkSafeBC letter available on request.

Guarantee

- 2 years on work of two coats or more
- 1 year on single-coat work
- Covers coating failure
- Normal wear and tear isn't covered

Request a quote

Send us your list of touch-ups, or have us inspect the building and quote what we find. Every contract starts with a walk-through.

A. Craig & Son Painting
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acraigandson@yahoo.ca
acpainting.ca
A tradition of excellence since 1934.

This service online: **acpainting.ca/services/maintenance-contracts/**