WAREHOUSES AND BUSINESS PARKS

Warehouse painting

Inside and out, while trucks and forklifts keep moving.

Across the Lower Mainland



Who it's for

Property and facility managers of warehouses and business parks.

What we do

Outside

- **Walls:** washed, repaired and caulked first.
- **Colour schemes:** walls and accent bands.
- **Man doors:** primed and painted.
- **Overhead doors:** one bay at a time.

Inside

- **Walls:** a clean white finish.
- **Ceilings:** dryfall on joists and steel deck.
- **Floors:** epoxy and non-slip coatings.
- **Safety yellow:** columns and lower steel.



Inside: white ceiling and walls, yellow columns



Outside: dock doors and a blue accent band

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

How we work

1 Site visit
We walk the building with you.

2 Written quote
Every surface in a written scope.

3 Scheduling
Docks and doors done in sections.

4 Walk-through
We walk the finished job with you.

Recent jobs

Delta, 2025	Tilt-up warehouse: exterior repaint, 340 ft of joint sealant replaced
Richmond, 2024	Industrial park: exterior repaint and sealant on three warehouses
Langley, 2025	Tilt-up warehouse: exterior repaint, 14 cold joints and window sealant

What's in this pack

SERVICE	PAGE	ONLINE
Warehouse safety lines	3	acpainting.ca/services/line-painting/warehouse-safety-lines/
Parking lot line painting	5	acpainting.ca/services/line-painting/parking-lot-line-painting/
Safety yellow and bollards	7	acpainting.ca/services/industrial-coatings/safety-yellow-bollards/
Dryfall ceilings	9	acpainting.ca/services/industrial-coatings/dryfall-ceilings/
Floor coatings	11	acpainting.ca/services/floor-coating/
Epoxy floor coating	13	acpainting.ca/services/floor-coating/epoxy-floors/
Concrete floor painting	15	acpainting.ca/services/floor-coating/concrete-floor-painting/
Rust removal and steel coatings	17	acpainting.ca/services/industrial-coatings/rust-removal-steel-coatings/
Roof and exterior coatings	19	acpainting.ca/services/roof-exterior-coatings/
Metal roof coating	21	acpainting.ca/services/metal-roof-coating/
Pressure washing	23	acpainting.ca/services/pressure-washing/
Maintenance contracts	25	acpainting.ca/services/maintenance-contracts/

Request a quote

Tell us about your building. A painter visits the site before we price it, and you get a written quote.

A. Craig & Son Painting
10439 173 St, Surrey, BC V4N 5H3
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acpainting.ca
A tradition of excellence since 1934.

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

WAREHOUSES AND PLANTS

Warehouse safety lines

Clear floor lines keep forklifts and people apart.

Metro Vancouver and the Fraser Valley



What we do

We repaint forklift lanes and pedestrian crossings inside, then mark loading zones, dock stairs and ramp edges.

Every layout is set out to meet WorkSafeBC requirements.

We can work after hours or on weekends around your shipping schedule.

What's included

- **Forklift lanes and walkways:** separate lanes for forklifts and people.
- **Floor crosswalks:** marked crossings where walkways meet forklift traffic.
- **Hatched no-go zones:** yellow hatching at dock doors and loading zones.
- **Door swings:** yellow zones in front of doors that open outward.
- **Dock stairs and ramps:** painted safety yellow, so they stand out from the yard.

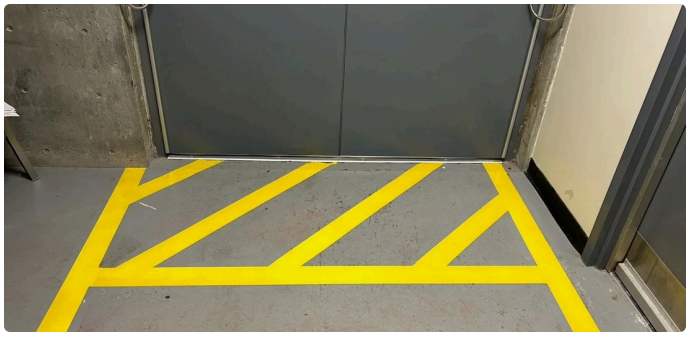
How we do it

1. **Walk-through**
   We go over traffic flow, racking and doors with you on the floor.
2. **Clean**
   The floor is cleaned and degreased where the lines will go.
3. **Set out**
   Lines are set out in chalk, then taped and checked with lasers and levels.
4. **Paint around shifts**
   We paint in sections, around your shifts and shipping.

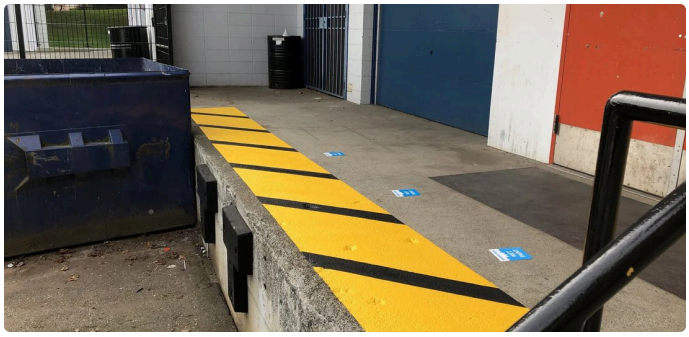
Work starts only after you approve the layout plan.

Recent jobs

Delta, 2026	Industrial building: 330 ft walkway and 2 crosswalks in safety yellow epoxy
Richmond, 2023	Industrial building: 110 ft warehouse aisle, 2 coats of safety yellow epoxy
Delta, 2020	Industrial building: steel stairs, ramp sides, rails and bollards in safety yellow



Hatched zone in front of double doors



Loading dock edge in hazard stripes

More line painting services

Line painting overview	acpainting.ca/services/line-painting/
Parking lot line painting	acpainting.ca/services/line-painting/parking-lot-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

Send us a floor plan or photos. We'll walk the floor with you and price the layout. You get a written quote before any work starts.

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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
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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

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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LOADING DOCKS, PARKADES AND PLANTS

Safety yellow and bollards

Bright yellow makes bollards and edges easy to see.

Metro Vancouver and the Fraser Valley



What we do

We remove loose paint, prime exposed steel and repaint bollards, guardrails and door-frame guards in safety yellow.

Faded bollards, railings and stair edges are easy to miss.

We work around your shipping hours.

What's included

- **Bollards and guardrails:** including door-frame guards that take hits from forklifts.
- **Loading docks and stairs:** dock edges, dock stairs and ramps.
- **Columns and lower steel:** parkade columns and warehouse steel at bumper height.
- **Stair nosings and steps:** step edges, so people see where each step ends.

How we do it

1. **Walk-through**
   We go through the site with you and mark what needs painting.
2. **Prep**
   Rust is cleaned back and primed, and old peeling paint comes off.
3. **Paint**
   High-visibility yellow goes on, in sections, so traffic keeps moving.
4. **Final inspection**
   Our team and your facility or safety manager inspect the finished work.

Steel is prepared and primed to MPI standards before the yellow goes on.

Recent jobs

Langley, 2026	Warehouse: six bollards primed and painted safety yellow
Richmond, 2025	Industrial buildings: five bollards refreshed in safety yellow
Surrey, 2017	Tilt-up warehouse: 10 bollards painted safety yellow, plus walls and doors



Yellow bollards beside a hatched zone



Loading dock ramp and stairs in safety yellow

Related services

Industrial coatings	acpainting.ca/services/industrial-coatings/
Warehouse safety lines	acpainting.ca/services/line-painting/warehouse-safety-lines/
Line painting	acpainting.ca/services/line-painting/
Warehouse painting	acpainting.ca/services/warehouse-painting/
Institutional painting	acpainting.ca/services/institutional-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
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Request a quote

Send us a list of what needs painting. A few photos help us price it quickly. You get a written quote before any work starts.

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HIGH, OPEN CEILINGS

Dryfall ceilings

A white ceiling brightens the floor below.

Across the Lower Mainland



What we do

Dryfall is a spray paint made for high ceilings. The overspray dries in the air and falls as dust, not wet paint.

We spray the steel deck, joists and ductwork white to brighten the floor below.

We cover stock and equipment and paint one section at a time.

What's included

- **Warehouse ceilings:** joists, deck and columns sprayed white to brighten the space.
- **Galvanized steel:** etched first so the paint sticks.
- **Black ceilings:** a dark ceiling hides ducts and wiring.
- **New construction:** open ceilings sprayed before the space is finished.
- **Masking:** what can't be moved is covered, and the area below is closed off.

How we do it

1. **Site visit**
   We check the ceiling height, surfaces and what's on the floor below.
2. **Masking and access**
   We cover what can't move and bring in lifts, with crews harnessed.
3. **Prep**
   We etch galvanized steel, spot-prime rust and clean off loose material.
4. **Spray and cleanup**
   Dryfall goes on, the dust is cleaned up and the masking comes down.

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

Recent jobs

Langley, 2025	Secondary school gym: everything above 16 ft finished in flat black dryfall



Church ceiling half sprayed black, room masked



New commercial building, work in progress

Related services

Industrial coatings	acpainting.ca/services/industrial-coatings/
Warehouse painting	acpainting.ca/services/warehouse-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 and we'll come out to look at the ceiling and what's on the floor below. You get a written quote before any work starts.

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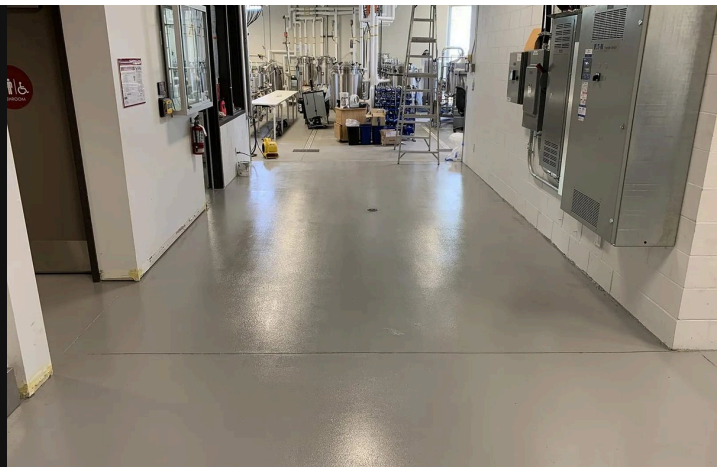
SHOPS, PLANTS AND LABS

Floor coatings

Floors recoated, with grip where they get wet.

Metro Vancouver and the Fraser Valley



What we do

A good floor coating starts with good prep. We clean and etch the concrete, or shot blast it when oil has soaked in.

We're not tied to one brand, so each floor gets the system that suits its use.

We can work nights or weekends to fit your production schedule.

What's included

- **Epoxy floors:** two-part systems for shops, breweries and plants.
- **Concrete floor painting:** a sealed finish where bare concrete is dusty.
- **Non-slip coatings:** anti-slip additive mixed in for floors that get wet.
- **Food-processing plant floors:** processing rooms and wash-down areas.
- **Aisle and walkway lines:** line and traffic marking paint.

How we do it

1. **Site visit**
   We look at the concrete, what's soaked in, and the traffic it carries.
2. **Prep**
   Cleaning and etching, or shot blasting for oil, plus crack repair.
3. **Coating**
   Primer and finish coats, with anti-slip additive where it gets wet.
4. **Cure**
   We tell you when it's ready for foot traffic and for vehicles.

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

Recent jobs

Vancouver, 2021	Commercial service shop: non-slip bond coat and grey urethane topcoat
Delta, 2026	Industrial building: walkways and crosswalks in safety yellow epoxy



Auto shop floor coated grey



Grey flake epoxy floor, close up

Related services

Epoxy floor coating	acpainting.ca/services/floor-coating/epoxy-floors/
Concrete floor painting	acpainting.ca/services/floor-coating/concrete-floor-painting/
Line painting overview	acpainting.ca/services/line-painting/
Warehouse painting	acpainting.ca/services/warehouse-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 a request with the floor you need coated. We'll set up a site visit and price it. You get a written quote before any work starts.

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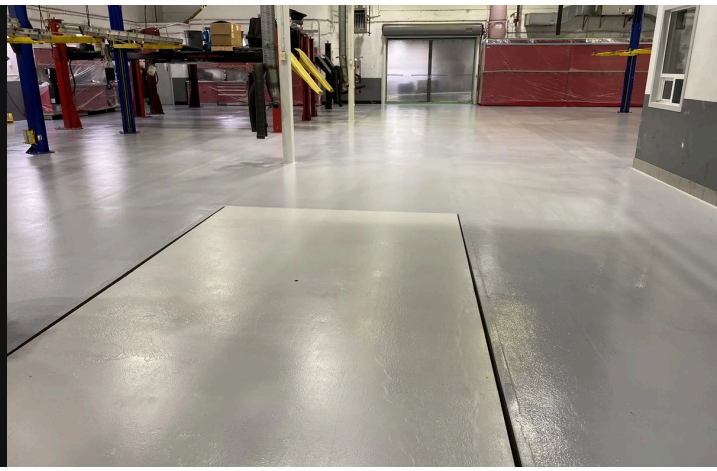
SHOPS, BREWERIES AND PLANTS

Epoxy floor coating

Dries hard and glossy, and handles traffic, oil and cleaning.

Metro Vancouver and the Fraser Valley



What we do

Epoxy only lasts if it sticks, so prep comes first. We etch clean concrete and shot blast concrete that has oil in it.

Epoxy handles traffic, oil and cleaning much better than floor paint.

We can work over shutdowns, on nights or weekends, or one zone at a time.

What's included

- **Automotive shop floors:** embedded oil shot blasted out before the epoxy.
- **Brewery and food plant floors:** worn, slippery concrete etched and coated.
- **Non-slip finishes:** anti-slip additive for wet areas, ramps and wash bays.
- **Floor repairs:** cracks and chips repaired before any coating goes down.
- **Cure times:** you know when foot traffic and forklifts can return.

How we do it

1. **Site visit**
   We check the concrete for oil, moisture and cracks.
2. **Prep**
   Etching, or shot blasting to open up the concrete when oil is in it.
3. **Epoxy coats**
   The epoxy system goes on, with anti-slip additive where needed.
4. **Cure and hand-back**
   We keep traffic off until it's cured, then hand the floor back.

Surface prep follows SSPC and MPI guidelines and the epoxy maker's data sheet.

Recent jobs

Burnaby, 2026	College building: 648 sq ft mechanical room floor in waterborne epoxy
Richmond, 2023	Industrial building: warehouse aisle lines in 2 coats of safety yellow epoxy



Grey epoxy meeting a black cove base



Shop aisle with yellow KEEP CLEAR stencils

Related services

Floor coatings overview	acpainting.ca/services/floor-coating/
Concrete floor painting	acpainting.ca/services/floor-coating/concrete-floor-painting/
Warehouse safety lines	acpainting.ca/services/line-painting/warehouse-safety-lines/
Warehouse painting	acpainting.ca/services/warehouse-painting/

Proof

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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

Tell us about the floor and what it carries. We'll check the concrete and price the job. You get a written quote before any work starts.

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LABS, SHOPS AND STORAGE AREAS

Concrete floor painting

Painting seals the floor and brightens the room.

Across the Lower Mainland



What we do

Bare concrete is dusty, stains easily and is hard to clean.

We've painted lab and shop floors at a university and a polytechnic. We prep the concrete first, so the paint holds.

For heavy traffic and spills, epoxy is the tougher system.

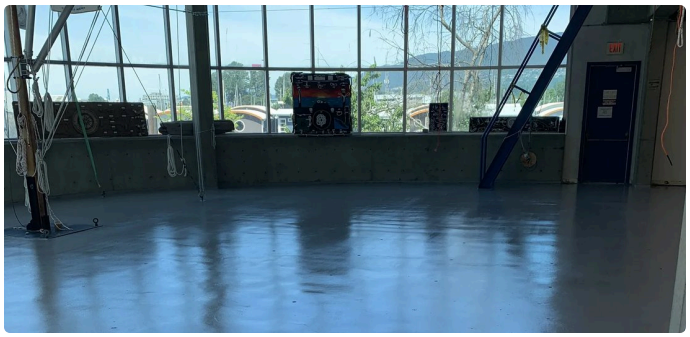
What's included

- **Lab floors:** coated light grey for a clean, bright working floor.
- **Shop floors:** worn bare concrete taken to a sealed grey finish.
- **Storage areas:** a sealed, painted finish where bare concrete is dusty.
- **Concrete prep:** cleaning, etching and crack repair so the coating bonds.
- **Ready to walk on:** we tell you when the floor can take foot traffic.

How we do it

1. **Site visit**
   We look at the floor's condition and how the room is used.
2. **Prep**
   The floor is cleaned, etched and patched.
3. **Paint**
   The coating goes on, and we tell you when it's ready to walk on.
4. **Final inspection**
   Inspected by our team and your facility manager before sign-off.

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



Shop floor in a sealed grey finish



Grey landing with a yellow and black hazard box

Related services

Floor coatings overview	acpainting.ca/services/floor-coating/
Epoxy floor coating	acpainting.ca/services/floor-coating/epoxy-floors/
Industrial coatings	acpainting.ca/services/industrial-coatings/
Warehouse painting	acpainting.ca/services/warehouse-painting/
Institutional painting	acpainting.ca/services/institutional-painting/

Proof

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Guarantee

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Request a quote

Call us with the size of the floor and how it's used. We'll look at it and price the job. You get a written quote before any work starts.

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PLANTS, WAREHOUSES AND FACILITIES

Rust removal and steel coatings

We strip back the rust, then prime and recoat the steel.

Metro Vancouver and the Fraser Valley



What we do

We clean rusted steel back with hand and power tools, then prime and topcoat it with a system picked for that steel and where it sits.

Steel is prepared to the SSPC / AMPP level, data sheet or engineer's spec.

We work in planned shutdowns, at night, on weekends, or one area at a time.

What's included

- **Cleaning back the rust:** scrapers and wire brushes, or grinders and needle guns for heavy scale.
- **The right primer:** zinc-rich, epoxy, rust-inhibitive alkyd or direct-to-metal (DTM).
- **Topcoats that last:** polyurethane, polyaspartic, epoxy or industrial enamel.
- **Film checks:** a wet film gauge as we go, then a DFT gauge and adhesion tests.

How we do it

1. **Look it over**
   We check how far the rust has gone and how we'll reach it.
2. **Clean it back**
   Rust and loose paint come off with hand and power tools.
3. **Prime it**
   Bare steel gets the primer named in the scope.
4. **Topcoat and test**
   Topcoats go on, then we check film thickness and adhesion.

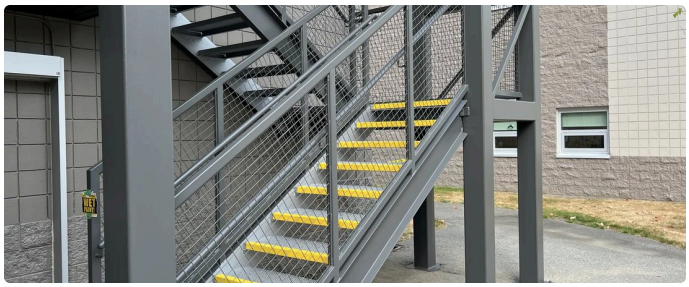
Nothing starts until you've signed off on the written scope.

Recent jobs

Delta, 2023	Strata complex: 2 steel staircases, rust removed, epoxy and polyurethane
Langley, 2024	Warehouse exterior: flashing sanded, rust primed and given 2 finish coats
Vancouver, 2025	Parkade: a large rusty duct spot rust primed, bonding primed and coated



Before: rust on steel stair treads



Steel stair painted grey, with yellow treads

Related services

Industrial coatings overview	acpainting.ca/services/industrial-coatings/
Metal roof coating	acpainting.ca/services/metal-roof-coating/
Warehouse painting	acpainting.ca/services/warehouse-painting/
Institutional painting	acpainting.ca/services/institutional-painting/

Proof

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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 building and the work you need. Every job is priced after a site visit. You get a written quote before any work starts.

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This service online: **acpainting.ca/services/industrial-coatings/rust-removal-steel-coatings/**

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
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- 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.

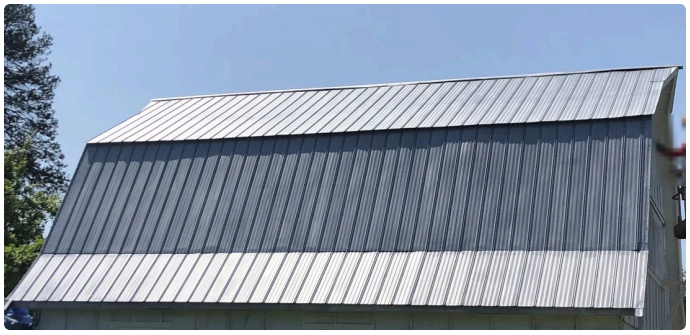
How we do it

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

- 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 of the roof. We'll book a visit and give you a price. You get a written quote before any work starts.

A. Craig & Son Painting
10439 173 St, Surrey, BC V4N 5H3
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acpainting.ca
A tradition of excellence since 1934.

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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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.

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