

Latex vs. Oil - When is one better than the other?

Latex advantages:

Typically, faster dry than oil house paint

Better fade resistance than oil

Better chalk resistance than oil

Has more flexibility than oil

Dry film breaths better (less chance for blistering)

More tolerant to alkaline surfaces (concrete/ block)

Softer film than oil, typically not used in heavy wear areas

Better mildew resistance

Cleans up with soap and water

Acrylic latex is good for galvanized surfaces

Oil Advantages:

Less shrinkage while drying

More tolerant to low temperatures when drying

More durability in high traffic areas

Seals water stains better than latex

Resists rust better on steel substrates

Adheres better to chalk or dirt than latex

Latex disadvantages:

Shrinks more when drying creating more surface stress on old paint that remains

More temperature sensitive to cold/ freeze

Less adhesion to chalk or dirty surfaces

Will not yellow as readily

Can stain with water soluble contaminants

Oil Disadvantages:

Can get brittle with age

Typically slower dry than latex house paint

Color retention is not as good as latex

Can chalk faster than latex finishes

White or light colors can yellow with age

Most oil paint is not recommended for galvanized surfaces