

# DECK MAINTENANCE INSTRUCTIONS

The life and performance of your new deck system will depend on how you treat and maintain it. Non-compliance, through negligence or neglect, with any of the following instructions may compromise the integrity of the deck system and void the warranty. Homeowners may be held responsible for repair costs due to non-compliance.

## MAINTENANCE

Cleaning the deck surface on a regular basis will lessen the possibility of permanent staining on the deck. The following is an approved cleaning procedure:

1. Periodically wash the deck surface using a mild solution of TSP (Tri Sodium Phosphate), citrus based soap or mild soap. Scrub lightly with a soft bristle brush or broom. No solvents should be used, as they may cause damage to the deck surface.
2. Rinse all solutions completely off the deck surface using clean water and a mop. Note, however, that hosing down the balcony is prohibited.
3. Do not allow cleaning solution or water to stand on the deck surface.
4. Stubborn stains may require repeating items 1 and 2 above.

## PLACEMENT OF FURNITURE, BARBEQUES, POTTED PLANTS, ETC.

1. Do not drag heavy objects across the deck surface. Patio furniture, barbeque legs, etc. should have 2" coasters or rubber pads under the legs to prevent indentations or tears in the deck surface.
2. A protective pan (metal or heavy plastic) should be placed beneath barbeques to catch spills.
3. Do not allow water from potted plants to puddle or drain onto the deck surface. This may cause staining from hard water or natural chemicals draining from potting soils that are hard to remove.
4. Self-contained or internal drainage systems for plants are recommended. However, at minimum, plastic retainer rings or dishes should be used under all planters to protect the deck system. Pots and planters should be moved every 2 months to allow the deck surface to drain and/or dry out.
5. Concrete or clay pots are not recommended; clay saucers are prohibited.
6. Do NOT cover the deck surface with carpet, astro-turf products or any covering which has a rubber backing because trapped moisture could damage the deck surface. A foot mat at the sliding door entrance is acceptable, however, it must be porous, such as braided rope, and not have black rubber backing or be of a petroleum (oil) or rubber base.

## SATELLITE DISHES AND CABLE EQUIPMENT

1. Satellite dishes and/or cable TV equipment shall not be mounted through any part of the deck system.

## PETS

1. Do not allow pets to scratch or chew the deck surface.
2. Pet waste contains acids which will stain and deteriorate the deck surface. Pet waste must be removed immediately, followed by a thorough cleaning as outlined above under Deck Maintenance. Note: Do not dispose of waste through drains which flow into the downspout. Pet waste could create clogging and additional problems with the drainage system.

## GENERAL INFORMATION

1. Keep all drainage points clear of debris in order for water to drain properly from the deck.
2. Do not allow repeated or prolonged contact of oil or solvent-based materials with the deck surface.
3. If damage to the deck system occurs notify your property manager immediately so that the problem can be evaluated by the deck contractor. \*\*This is imperative to prevent permanent damage.