

## DECK MAINTENANCE INSTRUCTIONS

**\*\*No punctures or penetrations of the new deck surface are allowed\*\***

### MAINTENANCE

Keeping the deck surface clean will decrease the possibility of permanent staining on the deck. The following is an approved cleaning procedure.

1. Periodically wash the deck surface using a solution of TSP (Tri Sodium Phosphate), 409 Kitchen/Bath cleaner or mild soap. Scrub lightly with a soft 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.
3. Make sure all surfaces are completely dry before replacing floor mats, etc.
4. Do not allow cleaning solution or water to stand on the deck surface.
5. 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 plastic pads under the legs to prevent indentations or tears in the deck surface.
2. A protective pan (metal or heavy plastic) must be placed beneath barbeques to catch hot grease or coals that may spill.
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. **Potted plants should be moved every month to allow the deck system to drain thoroughly and dry out.**
5. Self-contained or internal drainage systems for plants are recommended. **However, at minimum, plastic coasters or dishes should be used under all planters to protect the deck system.** Concrete or clay pots are not recommended.
6. DO NOT use concrete or clay pots on the new deck surface unless they have 'feet' that elevate them off the deck surface.
7. Do NOT cover the deck surface with carpet, astro-turf products, tile or any covering that has a rubber backing. A door mat at the sliding door entrance is acceptable; however, it must be porous and not have black rubber backing or be of a petroleum (oil) or rubber base.

### SATELLITE DISHES, AIR CONDITIONING UNITS, WOOD TRELLIS/PRIVACY SCREENS

1. Equipment such as satellite dishes and/or cables shall not be mounted through any part of the deck system. Non-compliance will compromise the integrity of the system and void the warranty of the deck coating system. **Satellite dishes must be on stands, the stands cannot be bolted or screwed to the deck. No cable or wires can be nailed or stapled into the deck surface.**
2. Air conditioning units that sit on the deck must be placed on an approved and waterproofed platform (at least 2-3" is recommended) that raises the item up off of the deck surface. This will allow for proper ventilation and future deck maintenance without having to relocate the unit. Wood trellises or privacy screen cannot be attached to the deck.

### 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 "Maintenance".

### 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, it is critical that the affected areas be corrected immediately. Notify your Property Manager as soon as possible so that the problem can be immediately evaluated by the deck contractor. **\*\*This is imperative to prevent collateral damage to the deck surface and structure. Homeowners may be responsible for any costs due to negligence or deliberate non-compliance.**