

TERRAMAI

Care & Maintenance Guidelines

Reclaimed Wood Decking Care & Maintenance

The degree of required maintenance is dependent upon climate condition in each location and the type of finish used. High altitude mountainous locations may require more frequent maintenance than decking installed in more temperate climates. All wood, regardless of species, when exposed to exterior elements will eventually turn gray. Some finishes will slow this process.

- Regularly clean debris from your deck to prevent staining and moisture issues. Use a leaf blower or broom to remove soil and leaves that get lodged between the boards.
- Keep foliage and ground soil from touching the decking. Ensure lawn sprinklers are not spraying onto the decking.
- If a portion of the deck remains wet a day or more after a rainfall, determine the cause and take steps to correct.
- Do not pressure wash decking. Pressure washing can damage decking and drive moisture into the wood.

WOOD DECKING LONG-TERM CARE & MAINTENANCE

Sansin Exterior Tinted Protective Stain & Sealer

A superior penetrating finish that provides lasting protection and beauty. Offering exceptional UV resistance by creating a monolithic bond with the wood for long-term durability that won't crack, peel or blister. Maintenance is necessary when decking begins to show signs of wear, such as fading or erosion. A maintenance coat is usually required every 2 to 6 years dependent upon climate and the extent of foot traffic. If a maintenance coat is needed, prepare the decking by cleaning as described above or use Sansin Multi-wash. Then apply one coat of Sansin SDF according to instructions.

Sansin Exterior Clear Sealer

Durable water repellent wood protection for exterior surfaces. Designed to bring dimensional stability to wood by reducing moisture absorption up to 74% during wetting periods. Allows wood to weather naturally without blackening.

Exterior Oil

Climate and sun exposure must be considered when determining timing to recoat a wood deck. A general rule of thumb is to recoat 8 months after installation and then again in one year, followed by a recoat every 18 months. In climates with more extreme weather or if a deck has heavy foot traffic, recoating every 12 months may be required.

CARE & MAINTENANCE PRODUCTS

Sansin

Sansin is a leader in environmentally friendly wood protection. Visit their website for more information on finishes and cleaning products, [Sansin.com/decks and exteriors](https://www.sansin.com/decks-and-exteriors) and [Sansin.com/multi-wash](https://www.sansin.com/multi-wash). Sansin products can be purchased through dealers located throughout the United States and Canada, [Sansin.com/dealer-locator](https://www.sansin.com/dealer-locator).

Rubio

The wood finish company Rubio provides high-quality, zero VOC care and maintenance products designed for oil finishes ([Rubio website](#)). Rubio products specifically designed for exterior oil applications are Exterior Wood Cleaner and Monocoat Exterior Wood Protector.

Consult a professional contractor for advice on care and maintenance products best suited to specific installations.

A NOTE ON FIRE RETARDANT

Fire retardants are not recommended for exterior use unless approved for application on the back side of the material. Materials treated with fire retardant and finished with oil or water-based polyurethane will become cloudy with moisture contact. Care should be taken to avoid contact with moisture for wall paneling, cladding and ceiling applications that have fire retardant.

The care and maintenance information included on these pages is based on recommendations from the NWFA, wood finish manufacturers and other sources. It is accurate to the best of our knowledge. However, due to the variety of reclaimed wood products, finish products, installation techniques, installation conditions and other variables, TerraMai cannot assume any liability or suitability for the use of these recommended techniques or products. It is the sole responsibility of the installer and/or the floor finisher and cleaning professionals to adequately test and determine specific products and applications. Follow all manufacturers recommended application instructions. For more specific information, consult a licensed wood flooring installer or the NWFA at 800.422.4556 or [NWFA.org](https://www.nwfa.org).