

TERRAMAI

Care & Maintenance Guidelines

Reclaimed Wood Siding 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 siding 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.

- Dirt can cause wood siding to discolor. Clean siding annually using a mild, non-phosphate detergent and a gentle soft bristle brush. Clean in sections from top to bottom, rinsing with water. If the siding has a weathered patina, proceed with caution. A stiff brush may remove the patina and alter the aesthetic of the siding.
- If mildew is found on the siding, spot clean using a bleach solution of one part bleach and 4 parts water, then rinse thoroughly with water. Wear protective gear and protect plants from the solution and any runoff. If there is a lot of mildew, test in a small area before proceeding with mildew removal.
- Inspect the siding (a good time to do so is while cleaning) for any cracks or damage to the individual boards. Wood expands and contracts with normal changes in temperature and humidity. Occasionally, a board may crack due to atmospheric changes. Cracked boards need to be repaired or replaced. It is recommended to consult a professional siding installer to remove and replace damaged siding.
- Inspect areas around windows, doors and corners for any cracks in caulk or areas where the caulk has pulled away leaving gaps. Reapply exterior caulk as needed on a clear, dry day with a temperature of 65°F or greater.
- Keep all foliage and ground soil from directly touching the siding. Ensure lawn sprinklers are not spraying onto siding.
- Do not pressure wash siding. Pressure washing can damage the siding and drive moisture into the wood.

WOOD SIDING 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 the Siding begins to show signs of wear, such as fading or erosion. A maintenance coat is usually required every 3 to 6 years. If a maintenance coat is needed, prepare the siding 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 wood siding that has been finished with an exterior oil. In climates with more extreme weather, recoating may be required more often but generally, exterior oil on siding can last up to 2 years.

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 here 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).