

# The Cloister at Saint Henry

## Decks/Fences: Cleaning, Refinishing, Sealing

### Cleaning:

- Remove loose debris with low pressure water spray. Do not fuzz wood (spray nozzle no closer than two feet, low pressure).
- Initial surface cleaning/conditioning with oxygen bleach (disodium peroxydicarbonate) or equivalent, applied with pump-up sprayer/brush/roller per material manufacturer's directions. Allow to sit/penetrate as required, rinse when/if required. Do not use chlorine bleach (sodium hypochlorite).

Or

- Initial surface cleaning/conditioning with Olympic Deck Cleaner, Behr Premium All-In-One Wood Cleaner, Cabot Wood Cleaner, or equivalent.
- If needed, treat for residual algae, moss, mold, and mildew removal/control with borate compound (borax, boric acid, etc.) applied with pump-up sprayer/brush/roller.

### Refinishing/Sealing:

- Wood moisture content must be below 20 percent before application and ambient temperatures around 70 degrees F.
- Stain/seal with synthetic water based penetrating product compatible with cleaner used:  
  
Olympic Maximum, clear or semi-transparent (Olympic Deck Cleaner)  
Behr Wood Stain/Finish, semi transparent/transparent (Behr Premium All- In-One Wood Cleaner)  
Cabot Express Deck (Cabot Wood Cleaner)
- Contractor will supply AR&MS Committee with available specifications of proposed product(s) for approval prior to application.
- Apply sealer/stain (synthetic water based penetrating) per material manufacturer's directions. Do not over apply.

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