

# **FAIRWAY NINE II HOMEOWNERS ASSOCIATION DECK REFINISHING SPECIFICATIONS**

## **Composite Decks**

Composite Deck Specifications – On a four year cycle (even numbered years) each Fairway Nine II unit shall have maintenance performed on their front entry and patio deck. The work is to be completed by June 30th. The following specifications shall apply. (Recommended steps to refinish Trex/Composite Decks)

1. Inspect deck for loose boards and loose clips.
2. Sweep the entire surface of your deck.
3. Wash the entire deck with Trex cleaner with your garden hose. You can use a soft bristly broom to agitate the cleaner prior to rinsing the surface. The cleaner should be properly flushed with a sufficient water supply, ensuring the cleaner has been removed.
4. Allow 24 hours for your deck to fully dry before proceeding.
5. Lightly Sand the entire surface area being refinished. The sanding is not to really remove the existing color, more that it is to prepare the surface the application of a new color.
  - a. **DO NOT USE A LARGE DECK SANDER!** It is very important to use hand tools and understand how much pressure you are putting on the surface of your deck material. Recommend using a ½ sheet or 1/3 sheet hand sanders.
6. Sweep and rinse the entire surface of the deck again.
7. Allow 24 hours for your deck to fully dry before proceeding.
8. Staining is best done as early as possible in the day, prior to the heat of the day.
9. Use a roller for application of the stain and a 2” brush for back-brushing the stain.
10. Roll out 2 boards at a time the entire length of the board. It is very important that you not stop any application of this stain mid board. It will leave a line in the board.

As you are staining, it is very important that you mix the stain continually to ensure consistent color application. These application steps are considered best practices for optimal application given optimal surface area. Mold can and does grow on the surface of the Trex/composite material.

### **Stain Option:**

Messmer’s wood deck stain: California Rustic, color match Trex Saddle

Replace all defective materials (eg. Boards, fasteners etc.) on deck and fascia/side boards. Fascia/side boards are painted to match the siding color.

If for some unknown reason the homeowner does not complete the work, Fairway Nine II Board of Directors will have the refinishing done after Labor Day and the cost will be charged to the homeowner.