

1. Maintenance Requirements:

The most important factor after timber installation is to maintaining the long term beauty and aesthetics of your exterior timber project is to do proper maintenance.

Timber appearance will degrade over time, maintenance requirement will vary, depending on the timber species, application, location, exposure and coating selected.

The most common problems are discoloration, loose boards, insect, decay, shrinking, cracking, mould and protruding nail.

Timber maintenance should be carried out annually to ensure the timber appearance looking good as new.

Maintenance Schedule

Cladding, Siding, Façade & Screen:

- Coating likely to fade around 1 to 2 years depending on the area that expose to the sun.
- Due to the highly exposing to weather is subjected to UV radiation, mould and algae grow, the area that expose to high moisture are normally attract fungus to grow because these are the area do not get direct sunlight.
- For the area that having strong UV light will fade faster than the area having less UV light, it will become discoloration.

Decks:

- Due to the high human traffic, the wear and tear is faster on timber decking, therefore is required high frequency of timber maintenance.
- 1 to 1 ½ years on the area that expose to human traffic.

Fences:

- Timber fencing is quite similar to timber siding or cladding application. The same maintenance schedule applied.
- It dependent on exposure level to the sunlight and rain.
- Coating likely to fade around 1 to 2 years depending on the area that expose to the sun.

Furniture:

- Furniture exposure depends on the furniture as to whether it's under shelter, semi-shelter or fully expose to weather.
- Furniture usage will cause the furniture coating to wear off or fade overtime.

2. Cleaning

Regular cleaning on the timber should be carried out to minimize the timber surface to grow mould, fungal, organic growths and airborne pollutants.

The cleaning should be carried out using water and a mild detergent and soft brush, ensuring all the residual is washed away. If you choose to use high pressure waterblasters hold the nozzle at least 30cm away from the timber to avoid damage the surface of the timber, and not recommended to repeatedly concentrate the nozzle on one area for long period of time.

Brush off leaves and debris from the timber using soft brush or scrub the timber with stiff broom and wash off the residual by rinsing water over the timber.

3. Drying Period

Leave the clean timber to dry and minimum require 3 to 7 days subjected to fine weather. The timber moisture content should be dry below 8% checked by using timber moisture meter to test the timber moisture content level.

4. Sanding & Stripping

Maintenance work and expense caused by using wrong application on your property, or leaving the maintenance period for too long. In general, timber maintenance is advised to do in every 6-12 months, if longer than the advised period, timber sanding and stripping is strongly recommended.

A simple sanding helps timber to opens up the pores and allowing more stain to penetrate deeper into timber cell, this will providing an even, consistent and long-lasting finish.

Use 60 – 80 grit sand paper to remove the existing coating with a hand tool or machine sanding method, once the existing coating is completely removed, clean up the sanding dust from the timber surface, and then the timber is ready for coating application.

If the existing timber coating is using paint such like marine paint or wood paint, it must use paint stripper to strip off the existing paint before sanding. Use 60 – 80 grit sand paper to sand the timber let the timber pore open up, allowing coating to penetrate into timber cell.

5. Exterior Oil / Water-based Coating

There are 2 reasons that exterior oil is superior to other painted-on varnish or water-based products, (1) you don't need to sand back, or strip, but over 12 months period, sanding is recommended, (2) ease of maintenance again, simple cleaning and re-oiling the timber surface, it cost effective and quicker.

When come to painted-on varnish or water-based coating product, you need to do sanding and stripping in every maintenance work.

The reapplication of the coating is minimum 2 coats if the timber surface is fully bare. Otherwise one coat is recommended during maintenance period.

Before starting coating application, be aware of the following:

- Do not apply in direct sunlight
- Do not apply in wet weather
- Do not apply when the timber is still wet and moisture content is above 8%
- Do not apply when the temperatures are above 25 degree

Using the correct coating brush and pad, these two applicators are most effective for applying to timber as it provides you more consistent and even coating finishes.

6. Look after your project and property

Regular brushing and occasional washing away of leaves, soil or debris will keep the surface clean and defend against algae growth.

Any areas which are seen to be discolored, scratched or failing should attend quickly to avoid any further decay, discoloration, attack by insects.

In most cases a cleaning and recoat the timber is all that's needed to restore the timber beauty of the existing finish.