

**CAPRIANA
BALCONY DECK COATING/RAILING
PROTECTION AND MAINTENANCE
PROCEDURES**

- 1. ROUTINE CLEANING SHOULD BE DONE WITH ALL PURPOSE HOUSEHOLD CLEANERS. (NEVER USE ANY PETROLEUM BASED CLEANERS). SPIC AND SPAN SHOULD NEVER BE USED. SIMPLE GREEN OR CITRUS CLEANER IS THE BEST AND SNOW CAP CAN BE USED IF YOU HAVE A ELECTRIC GRILL THAT IS LEACHING RUST ONTO THE DECK.**
- 2. WHEN SCRUBBING THE DECK USE ONLY NON-METALLIC BRUSHES.**

- 3. NO CUTTING OF ANY METALS OF ANY KIND!!!ON BALCONY.**
- 4. CARPET OR MATS WITH A SOLID RUBBER BACKING ARE STRICTLY FORBIDDEN. CARPETS MUST BE A WOVEN TYPE AND EXTREMELY BREATHABLE AS TO NOT TRAP WATER.**
- 5. ALL METAL FURNITURE MUST HAVE PLASTIC CAPS ON THE BOTTOM OF THE LEG TOUCHING THE DECK COATING.**
- 6. ALL OTHER FURNITURE WITH SHARP EDGES MUST HAVE A PLASTIC CAP ON THEM ALSO.**
- 7. NO SCREWS IN WALLS,CEILINGS OR DECK COATING.**
- 8. PERIODIC INSPECTIONS WILL BE HELD.**

- 9. NO ARTIFICIAL HEAT SOURCE OF ANY KIND CAN BE NEAR THE DECK COATING ESPECIALLY LIT CIGARETTE BUTTS AS THIS CAN MELT THE DECK COATING AND RELEASE TOXIC FUMES.**
- 10. IF IN DOUBT ASK A QUESTION IN A EMAIL TO THE CAM, B.O.D. AND MAINTENANCE AND WE WILL GET A ANSWER OUT TO YOU ASAP.**

RAILING PROTECTION AND MAINTENANCE PROCEDURES

- 1. BE CAREFUL NOT TO SCRATCH THE KYNAR COATING AND IF IT DOES GET SCRATCHED NOTIFY THE CAM, B.O.D. AND MAINTENANCE SO**

**THE TOUCH UP WORK CAN BE
DONE.**

**2. THE KYNAR WARRANTY
REQUIRES A DOCUMENTED FRESH
WATER RINSE EVERY 90 DAYS.**

**3. CLEAN THE RAILINGS WITH A
MILD SOAP THAT IS SAFE TO USE
WITH YOUR BARE HANDS SUCH AS
THOSE PRODUCTS ONE WOULD
USE TO WASH A CAR. AVOID THE
USE OF STRONG ACID OR ALKALI
CLEANERS AS THEY MAY DAMAGE
THE FINISH.**

**4. DO NOT USE ABRASIVE
CLEANERS OR MATERIALS SUCH
AS STEEL WOOL OR ABRASIVE
BRUSHES WHICH WILL ALSO HARM
THE SURFACE, AND ALWAYS RINSE
ALL CLEANING SOLUTION OFF THE
RAILINGS.**

**5. A PROPERLY MAINTAINED
RAILING WILL LAST A VERY LONG
TIME.**