



## RECOMMENDED MAINTENANCE

As our valued customer we want to make sure we set you up with the best practices in maintaining your newly installed yard whether you have synthetic grass, pavers, or even decorative rock ground cover. Here are a few maintenance tips and best practices:

### SYNTHETIC LAWNS

#### *1. For Mild Spills*

Life happens, and it often happens on grass. Sooner or later, a plate will go tumbling to the ground at a backyard barbeque, an alcoholic beverage will be knocked over, or a pet will leave his mark somewhere in the yard. For stains including cola, alcohol, urine, blood, coffee, tea, and other simple everyday substances, cleaning and care are relatively simple. You will need to: Be prompt. Cleaning up a spill quickly is the best way to ensure it won't leave a long-lasting, stubborn mess. Blot up the spilled liquid with a towel or with a dry absorbent like kitty litter. Rinse the area with a mixture of water and a mild household detergent. This will not harm the fibers. If you need a stronger removal aid, use a 3% solution of ammonia in water instead of the household detergent. Thoroughly rinse the cleaner out using clean, cool water.

#### *2. For Stubborn Spills*

Substances like motor oil, grease, pen ink, cooking oil, suntan oil, and crayon can end up on your turf, and they often prove to be a bit more stubborn than the everyday substances mentioned above. If a mess doesn't respond to mild household detergents or an ammonia mixture, try using mineral spirits to draw out the blemish. The cleaning process is similar with mineral spirits: gently rinse the area and blot up the excess liquid.

#### *3. For the Really Sticky Stuff*

Tree sap and chewing gum can also end up stuck in artificial turf, but luckily, they're relatively easy to remove. Dry ice or aerosol refrigerants can be used to freeze the sap or gum off, and it can then be scraped off the grass.

#### *4. Removing Pet Waste*

Having pets doesn't mean you must constantly clean and rinse your artificial grass — cleanup of pet waste is quite simple. Simply:

Allow solid waste to dry before you remove it. Artificial grass will drain most liquid. So, if desired, to avoid a stench, douse the turf in cool water from a hose on urine spots. Most spills that fall upon artificial grass are removable — still, it's better to avoid spills and damage to artificial turf in the first place. For example, in addition to keeping liquids that could potentially flaw the grass far away or secured, keep cigarettes and fireworks off artificial turf, and do not use strong chemicals near the grass, either.

#### *5. Maintaining Your Lawn for the Future*

In addition to the everyday wear, tear, and accidents, artificial turf owners should follow a few routine steps to maintain the quality and longevity of the artificial turf. Artificial turf generally lasts anywhere between 15 to 25 years, depending on its use and environment.

Following a routine of clearing the grass of debris, rinsing regularly, and cross brushing will help artificial turf achieve a long, useful lifespan.

### *6. Equipment You'll Need*

To routinely maintain and care for your artificial grass, you'll want to be sure you have a few essential tools. You'll need, first and foremost, a hose — if the area in which you live receives rain frequently, this is less of a necessity, but still helpful for rinsing the grass at will. A leaf blower is also helpful, or a lawn vacuum, for eliminating fallen leaves before they become ground into the artificial turf. A rake will also help to keep the fibers of the grass fresh and help decompress turf yarn — but avoid damaging metal bristles, and use synthetic or plastic bristles instead, which is much gentler on artificial turf fibers. Note: With any normal foot traffic over the same areas matting will occur. This is considered normal wear for synthetic grass and is not means for warranty claims.

### *7. Clean, Rinse, Brush, Repeat*

There are essentially four main steps to taking care of your artificial grass on a regular basis. These steps should be carried out monthly, if not weekly. They are:

1. Remove debris from the grass. This is especially important after high winds or thunderstorms. Removing leaves, branches, and other debris will protect your grass from damage.
2. If you see weed growth starting on edges or interior be sure to spray with weed killer. Once it's dead pull it and dispose of the weed. It is normal for weeds to eventually populate on turf edges or in some cases in the center since they are exposed to water, wind, sunlight and soils eventually accumulate on top of turf surfaces. It is up to the homeowner to maintain the look of their turf with proper care.
3. It is not unusual to find a weed or two on the interior sections of the turf since birds, rabbits and other animals sometimes drop seeds in their feces and those seeds then sprout with water and sunlight. Treat these weeds as you would the edge weeds.
4. Rinse the turf occasionally. Use a hose with cool, clean water to remove dust and pollen. If you live in an area that receives rain often, you won't have to rinse the grass with a hose nearly as much.

## **BENDER BOARD EDGING**

If you have had Biltright install a composite bender board as edging on your project, it is likely that over time as a result of temperature changes and other physical contact with the material it will need adjustments. Bender board is not warrantied to stay in place over long periods of time. This product may require some adjusting and repairs. To fix joints that have separated carefully dig up the area it has detached plus 3' along the bender board on either side and 6" wide. Reposition the bender board to close the gap or adjust to the place you want it. Then screw on a new section of bender board to secure the two together (if needed). Install and screw new stakes to help secure the location of the bender board reinforcing it in place. Backfill against the bender board and compact to help keep it in place.

## **PAVERS**

If you did not purchase polymeric joint sand option you will need to add washed concrete sand to the joints periodically – water, wind, hosing off patio will cause migration of joint sand and leave gaps over time. It is the client's responsibility to add joint sand by spreading and brush it into joints (non-polymeric sand clients). If your pavers gets stained use a hot water pressure washer and paver cleaner solution for best chance to remove stains. (note: joint sand is likely going to be washed out during this process and require homeowner to replace joint sand) If stain does not come out you can remove the affected pavers, lay in new pavers and add joint sand then reseal (Biltright Construction can be hired to install replacements if desired). To clean off surface use a blower or broom. Depending on the type of sealer you chose with your install you may decide to reseal later.

**Efflorescence** - "efflorescence," and it's a crystalline deposit of salts often seen on the surface of concrete, brick, stucco or natural stone surfaces. It occurs when water leaves behind salt deposits and is present on or in the masonry surface. This is easily removed with hot water, brushing, and sometimes efflorescence remover chemical which will get rid of it.

## **WEED GROWTH IN DECORATIVE GROUND COVERS (SYNTHETIC GRASS, DG, ROCK, MULCH, ETC)**

It is highly recommended and encouraged to treat all synthetic grass, rock, dg, mulch and planting areas with weed killer as weeds appear. Treat monthly or even more frequently if weeds are showing up often. During wet seasons or even in low spots of the yard where water tends to pool more than others weed growth may be common. Even if there is a weed barrier installed weeds could still populate as a result of settling sediment (above weed barrier), wind, water and sun exposure. It is the homeowner's responsibility to maintain and control future weed growth. We recommend asking your local home store rep which weed killer is right for your situation.

## **CONCLUSION**

Updating your yard is a worthy investment and like all investments, it needs care and maintenance to keep it in optimal shape. Following simple directions for cleaning and removing blemishes, as well as making sure it is free from debris, rinsed regularly, and brushed often in high-traffic areas are important aspects of care and maintenance and will certainly pay off in protecting a beautiful yard of artificial grass.