

UNDER DECK OASIS SYSTEM MAINTENANCE

Can the Under Deck Oasis system clog?

In the many years we have been installing the Under Deck Oasis ceiling product, we have not seen any serious issues with clogging due to debris.

CAUSES OF CLOGGING



The biggest issue that could cause clogging is overly large, or irregular gaps between the deck boards, that allow leaves and debris to get through. Problems usually happen in the Spring time, when seed pods and other tree debris are most prevalent.

Pine needles can also be a culprit because they can get through the gaps between deck boards so easily. Most of this debris will wash out of the system without any problem, but can sometimes bunch up around the outlet of the downspout.

REMEDIES TO CLOGGING

Usually the best way to remedy a clog around the downspout outlet is to remove the Under Deck Oasis panel closest to the outlet to gain access and remove the clog by hand. To see how to remove an Under Deck Oasis system panel, please visit www.underdeckoasis.com/installation-videos.php

PREVENTATIVE MEASURES

If large amounts of debris fall onto the top of the deck, use a broom or leaf blower to remove the debris before it rains. This will prevent the debris from washing into the system.

In cases where clogging is anticipated, we can take preventative measures to neutralize the situation upon installation. The first prevention method is to add a larger 3x4 commercial sized downspout. A larger downspout allows for debris to move more easily out of the gutter. Another preventative measure we have used is to add a small access area in the deck board directly above the downspout. This is achieved by cutting a small section out of the deck board, that can easily be removed and replaced repeatedly, like a trap door. That way if there is a clog, you just pull that piece up, remove the clog, and replace the small section of deck board.

Cleaning the Under Deck Oasis system.



Every now and then you may want to clean the panels of your under deck drainage system. You can clean the system as often as you need to. A general rule of thumb would be to clean the system when you need to clean your house.

To clean the panels, we recommend using TSP (trisodium phosphate) cleaner. TSP is a cleaning agent, stain remover and degreaser, and can be purchased at most home improvement stores.

TSP can be harmful to the environment such as house plants and pets, so use with discretion. Dawn dish soap is another excellent alternative. Or, good old Windex glass cleaner works pretty well too. Use a soft sponge or soft cloth to avoid scratches.

Power washing the deck... can it hurt the Under Deck system?

Most of the time, power washing the upper deck surface will have no effect at all on the Under Deck Ceiling. However, there are a few cases where you could potentially have some problems.

The settings and strength of the power washer you use may need to be taken into consideration. If you are using a regular power washer, on normal settings (1300-3000 PSI), there shouldn't be any problem. Another thing to watch out for is the width of the gaps between the deck boards. Large gaps can let more high pressure water through.



What can happen with high pressure power washers is that some of the water will push itself out through the deck system and cause leaking. This is usually not a permanent problem, and the system will return to normal functionality (leak free) when you're not using the power washer.

Remove anything that might be damaged by water below the deck before you power wash.

Avoid using "deck wash" liquid or powder solutions that may contain ammonia nitrate and chlorine.

Will staining my deck do any harm to the Under Deck system?



If you already have the system installed, can you stain your deck without damaging the system?

Yes you can! Deck stain will not damage the system at all. It may stain the inside of the system a little, but no one can see that anyway. If an excess of stain gets through the deck boards (from spilling or overuse) it will run out of the downspout just as water does.

Does the system cause or abate mold?



There has been some concern about continued or even extended mold growth after the panel system is up. Although the system is actually mold neutral, what we have found to be the case is that mold growth usually stops, and in some cases we have seen it recede completely.

Occasionally we will have to pop out a panel for one reason or another, sometimes a few years after the original install, and in these cases have never seen mold increase. We have seen deck joists that were covered with green mold when we put the system up be free from mold a year or so later.

At the very least, the Under Deck Oasis system hides that ugly mold, so you won't need to look at it anyway.