RIVER VIEW VISTA – CARE & MAINTENANCE GUIDE FOR POWDER COATED RAILING

Project Name: River View Vista Estates – Deck Replacement Project
Location: River View Vista Estates – Eagle Crest
Installation Date: March 2025- March 2026
Prepared by: Eagle Crest Management

PRODUCT OVERVIEW:

The deck railing system installed is a powder-coated steel railing coated with a durable polyester or epoxy powder for superior corrosion resistance and aesthetic finish. Powder coating is baked onto the metal, creating a protective layer that resists UV fading, chipping, peeling, and rusting.

Material: Steel

Finish: Powder-coated

Color: Black

Manufacturer: Arc Asylum, LLC – 541.203.0061

Fastening System: Surface-mounted / Fascia-mounted



SAFETY CONSIDERATIONS:

Do not climb, lean heavily, or sit on railings.

Periodically inspect for loose fasteners, corrosion, or impact damage.

Keep the railing clear of snow buildup to prevent added load.

CLEANING & MAINTENANCE: *Routine Cleaning (Every 6–12 Months)*

Task	Tools	Instructions
Remove dirt/dust	Hose or soft cloth	Rinse with water or wipe with damp cloth
Clean buildup, water spots, or stains	Carwash Soap & water	Use soft sponge or cloth; rinse thoroughly
Remove grease/oil	Isopropyl alcohol	Gently rub area, rinse immediately
Bird droppings/tree sap	Mild cleaner or citrus-based degreaser	Avoid abrasive tools

Avoid:

Abrasive cleaners or steel wool

Pressure washers over 1,500 psi

Chlorine-based bleaches

Ammonia or acidic cleaners

INSPECTION SCHEDULE:

Component	Frequency	What to Check
Posts & pickets	Annually	Look for rust, paint failure, or looseness
Mounting brackets	Every 6 months	Ensure bolts/screws are tight
Welds/joints	Annually	Check for cracking or rust at joints
Coating surface	Annually	Look for chips, fading, or discoloration

** Please contact Eagle Crest Maintenance if any of the above items are discovered during inspections.*

REPAIR:

Please contact Eagle Crest Maintenance Department for assessment and further direction.

Any costs associated with repairs or replacement resulting from damage or misuse caused by an owner or the owner's guests shall be assessed to the owner responsible.

Eagle Crest Maintenance:

541.548.9314

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WARRANTY INFORMATION:

Workmanship for 1 year

2 years powder coating

MANUFACTURER'S TECHNICAL DATASHEET:

Powder Coating:

T002-BK08- Polyester T GIC Powder Coating

Semi-Gloss Smooth

FS#27038 Black

Touch-Up Paint Info

Product: Cardinal T002-BK08

INSTALLATION DRAWINGS / AS-BUILT DRAWINGS:



