

# Fencing

## FENCING: OVERVIEW

There are several different types of fencing found on residential properties. Each type requires different maintenance tasks and frequencies. However, no matter what kind of fencing you have there are some common guidelines.

### General Guidelines

---

- **Trim Landscaping**

Keep landscaping trimmed away from walls and fencing.

- **Do Not Change the Grade**

The grade of the ground next to a wall or fence has been designed by an engineer. Changes may cause tilting and cracking.



**Caution:** As much as possible, *keep sprinklers directed away from the fencing.* Prevent water from ponding near fencing. Water, especially reclaimed water, can cause premature deterioration of the fencing materials.

## METAL FENCING

Metal fencing is generally constructed of tubular steel or wrought iron. Maintenance is necessary to prevent rusting where the surface coating or paint is deteriorating, or where water or damp soil is allowed to accumulate around the support post bases.



Metal Fencing



**Note:** When repainting your fence, be sure to clean the fencing, wire brush away any loose paint or rust, and use a rust-inhibiting primer *the same day*. Paint with high quality exterior “industrial” enamel.



**Caution:** As much as possible, *keep sprinklers directed away from the fencing*. Prevent water from ponding near fencing. Water, especially reclaimed water, can cause premature deterioration of the fencing materials.

Recommended Maintenance Tasks	Frequency
Inspect the length of the metal fencing for scratches, blisters, or peeling paint.	Annually
Check the post bases (down to the top of the concrete footings) to ensure they are not below the soil surface and subject to rust.	Annually
Repaint or repair finish. Touch-up as necessary.	Every 3–5 years and as needed

### Effects of Deferred Maintenance

Failure to maintain or lack of control of unnecessary water, soil buildup, and adjacent plantings, may result in premature deterioration of fencing materials, as well as a poor appearance.

## VINYL FENCING

The vinyl fencing is resilient and low-maintenance, and will maintain its appearance and durability over time. The fencing is composed of through-color PVC. The fencing may need to be washed to maintain a bright appearance. Refer to the manufacturer's documentation for the best cleaning techniques. Refer to the Vinyl Siding Institute's website at [www.vinylsiding.org](http://www.vinylsiding.org) for more information about vinyl siding.



Vinyl Fencing



**Caution:** As much as possible, *keep sprinklers directed away from the fencing.* Prevent water from ponding near fencing. Water, especially reclaimed water, can cause premature deterioration of the fencing materials.

### Important Information

- **Avoid Contact with Heat.** Keep all heat sources, such as grills, mulch or trash, away from the fence. Vinyl is a flammable material.

Recommended Maintenance Tasks	Frequency
Clean fencing by removing surface accumulation with a garden hose. Tougher stains can be removed with a power washer or non-abrasive vinyl cleaner.	Regularly
Inspect vinyl fencing for loose components and signs of damage. Replace damaged components; refasten loose fencing.	Annually and after storms

**Effects of Deferred Maintenance**

Failure to properly maintain the fencing will result in reduced aesthetic appeal, and premature deterioration of the fencing material.