

CLEAN & BRITE

APPLICATION GUIDE & DATA

Maintenance Cleaner – Biodegradable cleaner designed to remove dirt, graying, and mild stains from exterior wood and other outdoor surfaces.

Clean & Brite is a biodegradable, water-based maintenance cleaner for exterior surfaces. It removes dirt, algae, mold, mildew, light graying, and environmental discoloration from wood, masonry, concrete, and painted surfaces. Designed for routine upkeep, it helps prevent the buildup of debris that can shorten the life of exterior coatings.

Clean & Brite is not a paint or stain stripper and will not remove intact finishes. For severely weathered or failed oil-based coatings on wood surfaces, use Timber Pro's Strip & Brite system.

PRODUCT FEATURES

Surface Cleaning

Removes surface dirt, algae, and mildew

Gentle Brightening

Brightens faded wood without bleach

Water-Based

Water-based and biodegradable with neutralizing pH formula

Plant-Safe

Safe for use around vegetation

Preventative Maintenance

Extends life of exterior coatings

Multi-Surface

Safe to use on a variety of substrates and materials

Easy Application

Simple spray/brush application & easy water cleanup

Compatible with Treatments

Compatible with Timber Pro Coatings



APPLICATION & USE CASES

1 Primary Applications :

Apply only to exterior surfaces. Spot test before full application on intact painted, sealed, or acrylic-coated surfaces to confirm compatibility.

2 Recommended Pairings :

- CB + Deck & Fence Formula for protection on decks & fences while maintaining color with tinted formulas
- CB + LSS or LS Pro for protection on exterior siding & logs while maintaining color with tinted formulas
- CB + Internal Concrete Sealer, Masonry Top Sealer, or Paver Stain for protection on concrete and masonry

IDEAL FOR:

- ▶ Lightly weathered decks, fences, and siding (both natural wood and composite)
- ▶ Log homes and exterior wood structures
- ▶ Concrete patios, walkways, and masonry
- ▶ Painted outdoor surfaces



APPLICATION GUIDE

PREPARATION

- ▶ Cover nearby plants, windows, and metal surfaces
- ▶ Pre-wet surrounding vegetation
- ▶ Remove loose debris
- ▶ Perform a small test patch to determine dilution and results

COVERAGE

Surfaces	Approximate Coverage (per coat)
All	200-500 sq ft/gal concentrate (diluted)

*Coverage depends on dilution ratio

SAFETY INFORMATION

- ▶ Biodegradable and non-toxic
- ▶ Avoid contact with eyes and skin to prevent irritation
- ▶ Do not inhale spray mist
- ▶ Use personal protective equipment: gloves, eye protection, mask if spraying
- ▶ May discolor metals like copper or aluminum
- ▶ See SDS for full safety information

IMPORTANT NOTICE

Always perform a test application to verify suitability and effectiveness. Proper preparation, product selection, and environmental conditions are essential for optimal performance. Timber Pro Coatings assumes no responsibility for misuse, application outside the recommended procedure or climate change-induced extreme weather events. For more information or to order, visit the Timber Pro Coatings website.

WARRANTY

The sole obligation of Timber Pro Coatings and its authorized sellers shall be to replace any quantity of Timber Pro Coatings product that is determined by Timber Pro Coatings to be defective in material or manufacture. Proof of purchase is required. Timber Pro Coatings and its sellers shall not be liable for any incidental, consequential, or indirect loss or damage arising from the use, misuse, or handling of this product. All labor costs associated with the application, removal, or replacement of the product are specifically excluded from this warranty. It is the responsibility of the user to determine the suitability of the product for its intended purpose prior to application. By using this product, the user assumes all risks and liabilities associated with its use. This limited warranty is provided in place of all other warranties, conditions, or remedies, whether express or implied, including but not limited to any implied warranty of merchantability, fitness for a particular purpose, or warranties arising from course of dealing, custom, or usage of trade. Timber Pro Coatings does not authorize any distributor, retailer, or third party to make any warranties or guarantees that differ from or exceed the terms of this limited warranty. Timber Pro Coatings disclaims any responsibility for such unauthorized representations.

APPLICATION

1. Dilute 1 part concentrate with 3–4 parts water (adjust as needed for dirtier surfaces)
2. Mist surface with clean water prior to applying
3. Apply solution liberally with brush, sponge mop, roller, or low-pressure sprayer
4. Let sit for 30 minutes, misting occasionally if necessary to keep damp
5. Lightly agitate with soft or stiff bristle brush depending on surface type
6. Rinse thoroughly using a stiff spray from a garden hose or a pressure washer (≤ 1200 PSI). Product may continue mild foaming until neutralized through drying; it is not necessary to rinse until foaming completely ceases
7. Allow surface to dry fully before evaluating results or refinishing

WORKING PROCEDURE

- ▶ Apply in shaded or cool conditions (50–80°F / 10–27°C optimal)
- ▶ Do not allow solution to dry on surface; lightly mist with hose to keep wet
- ▶ Avoid application before rain to prevent over-dilution
- ▶ Allow 1-3 days dry time after rinsing before staining with Timber Pro formulas

STORAGE

Store above 50°F (10°C) in a sealed, airtight container. Do not freeze or expose to temperatures above 90°F (32°C). Clean tools with warm water after use.

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