

McKINNON AND HARRIS®  
E S T A T E • G A R D E N • Y A C H T F U R N I T U R E

CARE AND MAINTENANCE



# CARE AND MAINTENANCE

## WELCOME

We are so happy to have you in the McKinnon and Harris family. Within the next few pages you will find simple instructions on how to keep your furniture looking as good as the day you received it. Your new furniture is a true work of art that will last for generations to come. Our master craftsmen have worked hard in making your new installation perfect- measuring, cutting, finishing and polishing with discerning hands. We truly pride ourselves in hand crafting the world's best high performance outdoor furniture. While our fine craftsmanship and timeless design are sought after, it ultimately is you, our valued customer, to whom we owe our success. If your travels lead you to our part of the country, we would welcome your visit to our workshop in Richmond, Virginia. It would be our pleasure to show you our impeccable craftsmanship first hand. There's always something new and exciting to see!

## SUPPLIES

Garden Hose  
A Bucket  
Soft Scrub Brush

McKinnon and Harris Care & Maintenance Kit  
Clothes You Don't Mind Getting Dirty And Wet

Cleaning Solution  
Your Favorite Music  
Soft Sponge



## CARE OF THE POWDER COATED FINISH

Weather conditions, climate, and environmental factors will determine how frequently the furniture will need to be washed. Furniture exposed to salt air prevalent in coastal areas will require more frequent washing. A good rule of thumb is to treat the furniture finish as you would treat your car and to regularly wash it to prevent salt spray buildup.

### SCRATCHES AND CHIPS

Small scratches and scuffs can often be removed by using a rubbing compound or automotive paste wax. For chips in the finish please use our touch-up kit. Our touch-up paints are custom formulated to match our standard colors.

Simply shake the touch-up bottle for over 60 seconds. Shake time is essential as the paint must properly blend. Clean the area affected with an alcohol swab and let dry. Open the paint bottle and gently paint the scratch or chip with long even strokes. Do not over apply paint to the surface. Voilà it's like new! If the imperfections are too big or you want professional help, feel free to give us a call and inquire about our furniture Spa Treatment.

### CLEANING THE FINISH OF THE FURNITURE FRAME

When cleaning the furniture we suggest using a cleaner designed for fine finishes. We recommend using Meguiar's Gel Wash®. This premium car and boat wash contains rich ingredients which will protect and enhance the finish. Unlike harsh dishwashing detergents, this cleaner will not strip off wax protection. Use a microfiber towel, soft rag, or sponge (the same thing that you would use on your car or boat) to clean the frame. Work into a rich lather and rinse away.

### WAXING THE FURNITURE FRAME

An occasional waxing with an automotive paste or spray will maintain the longevity of our finishes. We recommend using Meguiar's Quik Wax®. In one quick step this product cleans, polishes, and protects the powder coated finish.

### WATER SPOTTING

Water spotting on the finish is likely a result of mineral and salt deposits in the water. The water spotting can also be a result of pollutants or salt in the rainwater. The problem can easily be remedied by using an automotive wax. This would promote "beading" of the water without allowing surface dirt to dry on the finish. It will also make the furniture easier to clean when it becomes dirty. We recommend Meguiar's Quik Wax®. Water spotting may be more pronounced on darker frame colors and in particular coastal areas. Although the water spotting may re-occur after an extended period (just as an automobile gets dirty), the water spots can be removed easily by hosing off the furniture.

### TABLE TOPS

The use of coasters and placemats will protect tabletops from scratches, marks, and stains. Cork protective pads will protect the finish from rough and abrasive materials such as terracotta and stoneware.

### TIRE REPLACEMENTS

Tire replacements are available at a nominal charge.



## GLIDES

Our glides allow the furniture to move smoothly over hardscapes, and due to such use will wear down over time. That means they are doing their jobs! We are happy to replace these at no additional cost.

## SPA TREATMENT

Just like us, our furniture likes to be pampered from time to time. At McKinnon and Harris, we don't take your furniture to St. Barth's for a couples retreat, but we do take care of your installations. At our spa we strip your furniture to bare bones, repair any imperfections, replace hardware, recoat, and bring it up to the most recent high caliber standards. We ship the furniture back to you looking like the day you first received it. This is a sound investment to keep your furniture looking pristine. While you are getting a relaxing massage, let us take your furniture on a vacation of its own.



## CUSHION CARE AND MAINTENANCE

McKinnon and Harris Cushions are available in a selection of Perennials®, Sunbrella®, and AquaLeather™ fabrics. Please note that the following instructions are specifically for our provided fabrics only. If you or your designer furnished the fabric for your cushions (COM), please refer to the manufacturer's cleaning instructions.

### NEVER REMOVE THE FABRIC COVER FROM THE CUSHION!

When cleaning cushions, leave the fabric cover on the foam interior. The zippers on your cushions are solely to help our sewing workroom close the cushion and are sewn shut for a purpose. Please do not tamper with the zipper. Our reticulated foam is marine grade – meant to be cleaned with soap and water. So have no fear the cushion is in the clear!

### GENERAL MAINTENANCE TO KEEP CUSHIONS CLEAN

Regular care and maintenance is very important and the secret to keeping cushions pristine. Access to a hose with a high pressure attachment is very helpful. We recommend the Bon-Aire Original Ultimate Hose Nozzle® attachment for superior, multipurpose pressures. Never Use A Power Washer!!

Cushions can be maintained by periodic washing with a jet stream of water from a garden hose to remove any dirt or debris. Stains and mildew can be avoided by removing debris as soon as possible. The best time to clean cushions after a storm has deposited dirt and debris is while the cushions are still wet, before dirt and stains have been allowed to set. The frequency of cleaning will vary depending on the environment in which the cushions

are used. Trees are often the biggest culprit for debris on cushions, particularly oak trees whose leaves contain strong tannins. Insect repellents and suntan lotions can also stain acrylic fabrics and may be permanent. The fabrics we provide are acrylic woven fabrics. Therefore, any mold or mildew is not in the fabric itself. Instead the mildew is growing on particles of dirt or debris. With proper cleaning mold and mildew will not arise.

### CLEANING WITH SOAP AND A MICROFIBER CLOTH

If spraying with a jet stream of water has not removed all of the dirt, or if stains are present, you should wash the cushions with a mild soap. We recommend a gentle automotive or boat wash, such as Meguiar's®, for regular cleaning of both cushions and furniture frame alike. When washing the cushions in place on the frame, we prefer using a car wash soap versus a dish washing soap, as car wash soaps gently foam away tough dirt and contaminants without compromising the furniture finish, allowing you to clean both cushion and frame at once. Liquid dish soaps are effective on solution dyed acrylic fabrics, but are too aggressive for the furniture frame. They are not pH balanced and will cause dirt to more easily attach to the finish.

### CLEANING STUBBORN STAINS WITH CHLORINE BLEACH AND BRUSH

Please DO NOT bleach cushions in place on the furniture frame. Chlorine bleaches are very aggressive and corrosive. They will damage the furniture frame finish. When using chlorine bleach, the cushions should be removed from the furniture frame and washed separately.

A solution of chlorine bleach, automotive or boat wash, and water is the most effective mixture for cleaning stubborn stains. Two part water to one part chlorine bleach is the best dilution (2:1). Diluted chlorine bleach is acceptable for stain removal as it will not affect the coloration of solution dyed acrylic fabrics. Cushions in a light or white fabric are popular, and many clients have concerns that these will not stay clean and sparkling white. Nothing is further from the truth. This solution can be very successful on solid cushions of every color, including white, which have come out looking brand new. Members of our family have found great success in removing the most stubborn stains on our own McKinnon and Harris cushions.

Saturate the cushions with the diluted, foamy, solution and let the bleach do the work. You don't need to repeatedly scrub the fabric (because it can pill), although you may apply the bleach solution with a very soft scrub brush from a bucket. Adding natural soap to the bleach solution will help

keep the bleach solution on the surface of the cushion. You will see the stains begin to disappear in a matter of minutes. If the stains do not begin disappearing then reapply the bleach solution to keep the fabric wet. Thorough rinsing is essential. It is very important to COMPLETELY RINSE the bleach solution from the cushion. Without fully rinsing, the bleach solution can eventually affect the integrity and strength of any fiber or cloth.

#### CARE OF OUR PERENNIALS™ AND SUNBRELLA™ FABRICS

We recommend cleaning our outdoor fabrics with natural soap, such as Meguiar's®, in lukewarm water. Cleaners such as Formula 409® and Simple Green® have also been used with success. Sponge briefly and rinse thoroughly with clean water to remove dirt and debris. Solution dyed acrylic fibers do not support mildew growth, however mildew may grow on dirt or residue that has not been removed from the fabric. After thoroughly rinsing, let air dry. Chlorine bleach will not affect the coloration of the solution



dyed acrylic fiber and is therefore acceptable for stubborn stain removal. Long term use of chlorine bleach, strong chemicals, or harsh detergents will eventually affect the strength of any fiber or cloth, so we suggest a diluted solution of two parts water and one part bleach (2:1). Thorough rinsing is imperative. Please note that chlorine bleach is never recommended as a stain remover for printed fabrics that are not 100% solution dyed acrylic or natural fibers (ie. hemp) as it will affect the coloration of the print or natural fiber.

#### CARE OF AQUALEATHER™

AquaLeather™ is an outdoor water resistant leather-like material with a soft and supple hand. It has the unique ability to stay cooler to the touch than leather and vinyl. AquaLeather™ resists fading over extended periods of exposure to sunlight and is an ideal choice for tropical outdoor applications. Cushions should be cleaned regularly with natural soap, such as Meguiar's®, and water. Spills should be wiped up as soon as they occur. For stubborn stains, an alcohol-based cleaner such as Fantastik® may be used. To disinfect, use a five part water to one part bleach solution (5:1). Thoroughly rinse all solution residue with water and allow to air dry.

#### CARE OF BATYLINE® TEXTILE

The Batyline® Textile is used on our duVal Yacht Chaise and Fayette Yacht Chairs. It requires minimal care and the composition of the coated yarns ensures long-term color fastness and stability. Batyline® Textile is resistant to mildew and other micro-organisms and only requires gentle brushing using soapy water or recommended Meguiar's® car or boat wash. Rinse

thoroughly with clean water and allow to air dry when finished. Do Not Use Chlorine Based Cleaners on Batyline® Textiles.

#### CUSTOMER PROVIDED FABRIC (COM)

Please contact your fabric provider for specific instructions for your own fabric. We wouldn't want to tell you something incorrect!

#### PROTECTIVE COVERS

We offer protective covers for all of our seating pieces and tables. They are lock stitched with high strength thread and tailored to lend an elegant note when the furniture is not in use. Our covers are intended to withstand daily exposure to sun, rain, and snow protecting the furniture frame and cushions when not in use. The protective covers are water resistant and will keep cushions dry and allow air to circulate. Back cushions with no straps should be laid down when the cover is in place.





## PRO TIPS

Being that much of the McKinnon and Harris family have some of the furniture ourselves we have learned a thing or two about upkeep that we would love to pass on to you.

- When cleaning cushions we recommend using a mixture of water, bleach, and natural soap. Making the concoction foamy allows the bleach to rest on top of the cushion and work its magic. Be sure to scrub with a soft bristled brush to insure a deep clean, but gentle enough not to pill the fabric. Rinse completely for a squeaky clean finish.
- For the fastest cushion drying technique we have found that standing the cushions up on a corner causes a fast drip dry and allows the air to surround the cushion. It may look strange, but it does work the best!
- What about those hard to reach acute angles? Have no fear! We've found that using a Carrand's Double Loop Wheel Brush® (used on fine automobile hubcaps) is the best way to attack those tight nooks and crannies. Do make sure that the bristles are soft, metal to metal contact is never good for the furniture finish.
- To protect your hardscape, and the integrity of your furniture feet, we have installed glides to the bottom of your furniture. Over time these wear down, and that's a good thing as it means they are working. Just give us a call and we will ship you glide replacements free of charge. When it's time to replace them, pop the old off with a bottle opener. It's the easiest way!

- The best way to wash your cushions and frame is with a strong jet stream of water. Be sure not to use a power washer as that may damage the fabric and powder coated finish. We recommend the Bon-Aire Original Ultimate Hose Nozzle® for a superior spray.



## WHOOOPS! SO YOU MADE A MESS...

Here's a quick list of the usual suspects of grime and how to get rid of them.

THE OOPSY	THE DAISY
Beer (bottle, can, keg)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly.
Berries (cherry on top)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.
Bird Doo-Doo (penguin or other)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.
Chewing Gum (don't chew the cushion)	Use ice to solidify the substance. Peel as much off as possible. Scrub with a 1:20 solution of natural soap to water. Rinse well.
Chocolate (yummm)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly.
Coffee (it's the caffeine's fault)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly.
Cosmetics (you look good without it you know)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.
Crayon (durn kids)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly.
Ink (all but tattoo)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.

THE OOPSY	THE DAISY
Oil (salad not car)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.
Rust (bad patina)	Saturate with lemon juice. Cover with salt. Trust us, it's not a margarita! Allow to sit for 24 hours, refreshing lemon juice as needed. Then wash with 1:20 solution natural soap to water. Rinse thoroughly. DO NOT USE BLEACH.
Shoe Polish (refrain shining the cushion)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.
Soda (cola, pop, fizz)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly.
Suntan Lotion (you bronze beauty you)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.
Tomato Juice or Marinara (v8 to Ragú)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.
Wax ("wax on, wax off" – Mr. Miyagi)	Allow wax to harden. Peel off as much as possible. Cover with a paper towel and iron with a low heat, moving paper towel as needed to absorb excess wax. Wash with a 1:20 solution of natural soap to water. Rinse well.
Wine (pour another glass)	Sponge briskly with a 1:20 solution of natural soap to water, rinse thoroughly. For a tough set stain, use a chlorine bleach solution. Rinse well.



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