

Caring For Your Landscape: Patios

Like any other part of your home, your new stone or paver patio requires a bit of upkeep to prevent damage and maintain its appearance. By planning proactively to do regular maintenance on your patio, you'll save money and protect your investment in the long run. Basic maintenance is essential for preventing bigger repairs in the future. And while we can restore these areas, it's MUCH easier and less costly for you to maintain them before serious damage occurs.

Routine Maintenance

Brush or sweep your patio regularly. Grab a broom and sweep the dirt and debris off of your paving stones as often as you can. This will prevent seed germination.

Remove weeds and moss. Pluck invading plants when you notice them. A bit of dish soap mixed into white vinegar makes a powerful weed killer when sprayed on a sunny afternoon.

Clean the pavers or stones. Be sure to mop up spills as soon as possible after they occur. Scrub pavers with a hand brush using warm water and an acid-free floor cleaner. For a faster, more thorough cleaning, use a pressure washer and work one small area at a time, taking care not to damage the mortar around pavement joint areas.

Consider applying a sealant. Depending on the specifics of your pavers or stones, applying a patio sealer every 3 to 5 years could enhance color, prevent fading, and reduce moisture absorption. This also gives you the option of adding a glossy or matte finish.

Replace problematic pavers. Should drainage, shifting ground, or wear and tear leave you with a broken, stained, or sunken paver, you can resolve the issue. First, gently pry out the bad paver. Then add polymeric sand to the base and adjust as needed until the new paver, when in place, is level with the surrounding pavers. Once new pavers are in position, tap each with a rubber mallet, then sweep polymeric sand into the gaps around them. Wet the sand and add more until all joints are snug.

The Patio Sealing Option

Whether your patio is made from natural stone, concrete, or bricks, sealing your pavers could enrich the color and give you a more personalized finish. A well-chosen, high-quality sealant can add an extra layer of protection from stains, abrasions, dirt, oils, and chemicals. Perhaps more importantly, sealing blocks water absorption to help prevent efflorescence and freeze-thaw damage.

If you choose to add sealant, consider checking with the paver manufacturer for the sealer they recommend or engaging a reliable, insured company to do the sealing for you. Specify whether you prefer a glossy (wet-look) or matte (natural-look) finish. No one sealer is right for all patios, and using the wrong product or application process can cause damage, so it pays to talk with your paver manufacturer or a hardscaping professional before you buy a product or outsource your patio sealing.

Polymeric Sand

Polymeric sand – ideal for filling in the joints between pavers – is a mixture of fine sand, additives (usually silica), and water that helps lock pavers together. It also keeps weeds and bugs from getting between your pavers (and into your home). NOVA uses polymeric sand when we install the pavers, but more needs to be added occasionally, as some washes away over time. You should not use regular sand to refill the joints between pavers.

When adding polymeric sand to your patio, first clear away existing weeds and moss. Clean any pavers that require it, but use a power-washer only as a last resort. Apply sand to the joints so that it levels out about 1/8 inch below the pavers. Then remove all excess sand with a broom or a leaf blower. Lightly mist the patio with water 3 or 4 times over the next hour. When you're done, keep traffic off the patio for 24 hours.

How To Maintain a Stone or Paver Patio



Maintaining your patio requires a commitment to keeping surfaces clean and free of weeds. With a bit of regular work, you can prevent problems and keep your stones or pavers looking great.

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