

Protecting the Investment You Already Made

A finished outdoor living space is a six-figure asset sitting outdoors, in a salt-air climate, twelve months a year. Maintenance is not housekeeping. It is the difference between a surface that still looks like handover day in year five, and one that needs rebuilding.

HOW HARDSCAPE ACTUALLY FAILS

It starts in the joints, not on the surface

Open joints are not a cosmetic problem. They let water track down into the bedding course — and that is how pavers settle, lip and shift. Weeds and ants follow the water. By the time a patio looks uneven, the joints failed a year or two earlier.

1
Joint sand washes out

Rain, irrigation and pressure washing carry it away.

2
Water reaches the base

The bedding course softens and begins to migrate.

3
Pavers settle and lip

Edges lift. Trip hazards appear. The field stops moving as one.

4
Base correction required

No longer a maintenance visit. Now a rebuild.

Every stage costs more than the one before it. The whole purpose of a maintenance program is to keep the surface permanently at stage zero.

WHAT THE ANNUAL SEAL IS ACTUALLY DOING

The sealer takes the damage so the paver does not

- It stabilises the joint sand so the field stays locked and moves as one surface.
- It takes the UV, the water and the staining — sealer is consumable, the paver is not.
- It resists grease, sunscreen, leaf tannin and spilled drinks, which set permanently on raw concrete.
- It wears out on purpose, across roughly two to three Hampton Roads seasons. Refreshing it on schedule costs a fraction of restoring a surface left unprotected until the damage showed.

THE MAINTENANCE PROMISE

Program pricing and proposal pricing are drawn from the same published rate card, so a program and a quote can never disagree. Square footage is verified on site before work begins — if the area is larger than the tier you bought you get a change order or a full refund, and if it is smaller you move to the correct band at the lower price. It runs both ways.

Three Programs. One Rate Card.

Every program is priced by the square footage actually serviced. The figures below are the entry band, up to 500 SF; larger areas are quoted from the same card.

STANDARD

\$1,075 / year

2 visits a year · hardscape up to 500 SF

- Visit one: full joint restoration — deep clean plus polymeric sand to depth
- Visit two: maintenance clean on a surface we already control
- Written condition report after every visit
- Sealer quoted separately

The structural essential. If you do one thing a year, do the joints.

PREMIER

\$2,325 / year

5 visits a year · hardscape up to 500 SF

- Visit one: full clean, fill and seal — that seal is your annual seal
- Four further visits across the year, before anything can bond
- Priority scheduling and same-season response
- Spot paver repair, including minor lift-and-relay

The surface never falls behind. Frequent light cleans are gentler than one heavy rescue.

RENTAL READY

\$2,025 / year

4 visits a year · hardscape up to 500 SF

- Season open: full clean, fill and seal before the first booking
- Mid-season clean, timed to a turnover gap
- Storm Readiness visit before peak hurricane season
- Season close plus a dated written condition report

Built for owners who are not on site to see what the season did.

ABOVE 1,200 SQUARE FEET

Programs are published up to 1,200 SF. Larger properties begin with a free Maintenance Assessment: we measure the serviced area on site, document the condition of every element — paver joints, outdoor kitchen, shade structure, lighting and drainage — and quote the program of the service at the correct band. No obligation, and nothing is priced before it is measured.