

Asheville Paint Pros

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Deck staining in Asheville, NC

Real prices, southern yellow pine, and the right month to book it

WHAT IT RUNS HERE

Deck staining in Asheville runs \$770 to \$1,750 for a standard deck, or from \$3.05 per square foot of finished surface. Most of that is cleaning, stripping and brightening rather than the stain itself. Asheville decks take roughly 80 freeze and thaw cycles a winter, so a horizontal board wears faster than a wall. Free written quotes from Asheville Paint Pros. Call (828) 826-1687.

Free estimate, written scope
<https://ashevillepaintpros.com/guides/deck-staining>

(828) 826-1687

START HERE

What matters most

- A standard deck restrain in Asheville runs \$770 to \$1,750, or from \$3.05 per square foot of finished surface.
- The airport logs 87.5 nights a year at or below freezing but only 5.2 days that stay frozen, so a deck cycles about 80 times each winter.
- New pressure-treated southern yellow pine can be stained within six weeks of construction if the wood passes a water sprinkle test.
- Benjamin Moore Arborcoat needs a surface at 40 degrees F or warmer and covers 200 to 350 square feet per gallon.
- North Carolina does not require a permit to replace decking, pickets, rails or stair treads when no load-bearing member changes.

THE NUMBERS

Deck staining and related exterior work in Asheville, NC

SCOPE	WHAT IT COVERS	ASHEVILLE RANGE
Standard deck restrain	Clean, strip if needed, brighten, dry, sand, stain floor and rails	\$770 to \$1,750
Priced by measured area	Deck boards, both rail faces, balusters, treads, risers and fascia	From \$3.05 per sq ft
Clean and brighten only	Wash, mildew and algae removal, neutralize, no stain	\$330 to \$770
Wash priced by area	Measured deck or house surface, plants protected	From \$0.30 per sq ft
Deck plus house exterior	Full exterior repaint at the same mobilization as the deck	\$3,500 to \$7,150

Rail style and height off the ground move the price more than floor square footage does, because balusters and elevated fascia carry the labor.

What it costs

A standard deck restrain in Asheville runs \$770 to \$1,750, or from \$3.05 per square foot of finished surface. Finished surface includes rails, balusters, treads, risers and fascia, not just the floor.

- Clean and brighten only, no stain: \$330 to \$770
- Typical schedule: 2 to 4 days
- Warranty: 1 year workmanship
- Rail style and height off the ground move the price more than floor area does

Why decks fail faster here

A deck is the one horizontal surface on your house. Water pools instead of running off, and the mountains do the rest.

- 49.59 inches of precipitation a year, 82.5 days of a tenth of an inch or more
- 87.5 freezing nights but only 5.2 days that stay frozen, so about 80 freeze and thaw cycles a winter
- UV rises about 12 percent per 1,000 meters of elevation and Asheville sits near 2,100 feet
- 14.5 inches of rain falls across June, July and August

Southern yellow pine

Nearly every treated deck in western North Carolina is southern yellow pine. Its alternating soft and hard grain bands absorb stain unevenly, check along the grain and cup when only the top face is sealed.

- New treated lumber can be stained within six weeks if it is dry enough
- Sprinkle test: water that beads means wait, water that soaks in means ready
- Meter to 15 percent moisture content or lower before staining
- Break mill glaze on new boards by sanding or with a brightener

Check the frame first

Finish over a bad structure is wasted money. Look at the ledger connection, the flashing above it, guard height, baluster spacing and the footings.

- North Carolina's deck appendix covers footings, spans, ledger attachment, guards, stairs and lateral bracing
- State minimum footing depth is 12 inches
- Asheville steep slope standards apply at 15 percent grade at or above 2,220 feet
- Buncombe County Reduce to Rebuild fee reduction runs through June 30, 2027 for documented Helene damage

Choosing a finish

Product choice follows the wood and the exposure, not the brochure.

- Arborcoat semi-transparent: 200 to 350 sq ft per gallon, 40 degrees F minimum surface, recoat at 24 to 48 hours
- TWP 1500 Series: EPA-registered wood preservative, 350 g/L VOC, sold in all 50 states
- Cabot for the widest color match on existing work
- Avoid solid film finishes on a walking surface, they peel rather than fade

The order of work

A restrain is 2 to 4 days and most of it is preparation.

- Clean and strip at low pressure
- Brighten with oxalic acid to neutralize and restore tone
- Dry back to 15 percent moisture content, 24 to 48 hours
- Sand raised grain, 60 to 80 grit on the floor
- Stain board by board along full runs to avoid lap lines

The five common failures

Each of these is cheaper to prevent than to fix.

- Staining wood that is still wet
- Putting a film-forming solid finish on the floor
- Skipping the brightener after the cleaner
- Washing at too much pressure and furring the pine
- Staining a hot board in direct August sun

Keeping it

Expect 2 to 3 years on the floor and 3 to 5 on the rails from a semi-transparent finish.

- Sweep leaves off before winter, they stain and hold moisture
- Wash once a year after pollen season
- Recoat when water stops beading, not when the wood turns gray
- Free quotes at (828) 826-1687

Check these before your deck gets stained in Asheville

- ☐ Water no longer beads on the deck floor, or the wood has been metered at 15 percent moisture content or lower.
- ☐ If the deck is new pressure-treated pine, it passes the sprinkle test before anyone opens a can.
- ☐ The bid names the product and the opacity, for example Arborcoat semi-transparent or TWP 1500 Series.
- ☐ The bid includes a brightener step after the cleaner, not just a wash.
- ☐ Washing pressure is stated, and it is low enough not to furr southern yellow pine.
- ☐ Drying time between wash and stain is built into the schedule, 24 to 48 hours depending on shade.
- ☐ Rails, balusters, stair treads, risers and fascia are all listed in the scope, not just the floor.
- ☐ The ledger connection, flashing above it, guard height and footings have been looked at.
- ☐ If the deck flooded or the slope moved in September 2024, the frame is checked before any finish is quoted.
- ☐ The forecast gives you 48 dry hours after the last coat, and the crew is not staining a hot board in full afternoon sun.
- ☐ The one year workmanship warranty and its exclusions are written into the contract.

Want a real number for your place?

We walk the job, measure it, and put the scope in writing. Free, and there is no pressure attached.

(828) 826-1687

ashevillepaintpros.com

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Full guide: <https://ashevillepaintpros.com/guides/deck-staining>

Prices shown are the ranges published on our website at the time of writing and are a starting point, not a quote. Every property is different. Figures update when the site does.