

Maintenance Manual

FOR FOLDING SLIDING DOORS

GENERAL MAINTENANCE

Hardware Fittings:

Every 6 months, thoroughly clean and dry all upper and lower roller assemblies & hinges. Apply lubricant such as Teflon spray (no grease) on the wheels and bearings of the rollers; wipe away any excess with a non-abrasive cloth once you have finished.

Gaskets:

Use a light soapy solution and a non-abrasive cloth to clean gaskets; **Do Not Use** solvent based cleaning products.

Handles:

No maintenance required for the door handles.

CLEANING

Glass:

Cleaning during construction should begin with soaking the glass surfaces with clean water and soap solution to loosen dirt or debris. Using a mild, non - abrasive commercial window washing solution, apply the solution to the glass surfaces with a brush, strip washer or other non - abrasive applicator. Immediately following the application of the cleaning solution, a squeegee should be used to remove all of the cleaning solution from the glass surface. Care should be taken to ensure that no metal parts of the cleaning equipment touch the glass surface and that no abrasive particles are trapped between the glass and the cleaning materials. All water and cleaning solution residue should be dried from window gaskets, sealants and frames to avoid the potential for deterioration of these materials as the result of the cleaning process.

It is strongly recommended that window washers clean a small area or one window, then stop and examine the surface for any damage to the glass and//or reflective coating. The ability to detect certain surface damage, i.e. light scratches, may vary greatly with the lighting conditions. Direct sunlight is needed to properly evaluate a glass surface for damage. Scratches that are not easily seen with a dark or gray sky may be very noticeable when the sun is at a certain angle in the sky or when the sun is low in the sky.

Tracks:

Tracks must remain clean and clear at all times. Dust and dirt can build up with in the track and affect the smooth running order of the door. The tracks can be cleaned using a long bristled brush and a vacuum with a thin nozzle attachment.

Panels & Door Frame:

On an annual basis use a soft sponge or cloth, water and mild detergent, non-abrasive soap with the pH range of 5-9 to clean the powder coated area of dirt, grim and other debris. Pressure washing and the use of harsh detergents or chemicals are not recommended.

Include in your maintenance records the following: date, time, specific products used, name of maintenance person and their designation, maintenance company name and general condition of the powder coated finish.

Rollers:

Every 6 months, thoroughly clean and dry all upper and lower roller assemblies & hinges. Apply lubricant such as Teflon spray (no grease) on the wheels and bearings of the rollers; wipe away any excess with a non-abrasive cloth once you have finished.

CONDENSATION

Condensation is moisture-laden air converted into water. The atmosphere in which we live is generally invisible. The warmer the air is the more moisture it can hold, when its limit is reached and the warm air makes contact with a cold non absorbent surface, it becomes chilled and sheds the surplus moisture in the form of water droplets, usually on glass surface.

Causes & Cures:

Living Room:

- Allow the rooms warmth to reach windows by positioning the curtains approximately 150mm from the glass.
- Where possible, avoid glazed or non-absorbent wall coating.
- Open windows for short periods each day to allow air change.
- Where flues have been blacked off, wall vents are most helpful.
- Ensure gas fireplaces are proper vented to the outside.

Bedroom:

- The main reason for condensation in the bedroom is not allowing for the nighttime drop in outside temperature.
- Extend the central heating system or other heating sources accordingly.
- Ventilate by opening the windows at least once a day to allow air change.

Kitchen:

- Close doorways into the remainder of the house and keep a window open.
- Fans/furnace fan can help keep air circulating very well.