



**DURATION WINDOWS**

# **Cleaning, Maintenance And Repair**

**Aluminium Windows, Door And  
Architectural Products**

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# Cleaning, Maintenance And Repair

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### Cleaning And Maintenance

For areas within the direct influence zones of salt water, industrial chemical plants, blast furnaces or other aggressive emission sources, windows and doors should be cleaned at least once every three months. In a relatively cleaner environment every six months should be sufficient.

In carrying out regular maintenance outside, internal surfaces are frequently neglected. After a period of time, grime and deposits from tobacco smoke, coal and oil fires, etc. can discolour the inside of the window frame. It is recommended that these should be cleaned at least once a year.

#### **Cleaning Procedure**

- Wash down with clean warm water that contains a non-alkaline liquid detergent (in a concentration, which can be handled safely with bare hands) using a non-abrasive cloth, sponge or soft bristle brush. This will remove grime, grease and any excess chalking. All ridges, grooves, joints and drainage channels where salt or other deposits can collect should be well washed out, thus preventing corrosion sites from occurring.
- Rinse thoroughly with clean water
- Dry using a soft cloth or leather

Where a reduction in gloss is observed, chalking is evident or excessive staining has occurred, then an approved renovating cream may be carefully applied with a non-abrasive cloth.

Note: T-Cut or similar automotive paint restorer may be used provided it is not too abrasive.

Care must be taken not to abrade sharp corners of section or aris of beads too heavily where the paint film is normally thinner. It should be remembered that this operation should not be carried out too frequently.

Polish with a soft cloth to restore gloss and colour uniformity.

To restore glass and provide extra protection, a wax polish can be applied. Again polishing with a soft cloth once or twice a year.



### Repair

Blisters and corrosion sites may originate from areas where mechanical damage or scratches have penetrated the paint coating through to the aluminium, or from cut bar or butt ends, mitres, drill holes or drainage slots, where the aluminium is unprotected.

#### **Repair Procedure**

- Use fine grade 120-360 grit abrasive paper to remove corrosion products and any non-adherent paint.
- Wipe with white spirit or approved cleaning solvent.
- Ensure surface is absolutely dry before applying a thin priming coat. Allow 20-30 minutes to 'flash off' using a fine brush.
- With a fine brush again, touch in the damaged and primed area with an air drying paint.

It should be recognised that the air drying paint will not possess the same weathering properties as the stoved organic coating, but nevertheless will give a reasonable amount of protection. Their use should of course be confined only to small areas of damage.



## Fabrication and Installation Stage

Grease marks, dirt and mastic spillage may be removed using white spirit or an approved solvent, which will not soften the paint film or adversely affect its weathering properties.

Self adhesive tapes and clear lacquers must not be applied as irreparable damage, under certain conditions, can occur to the organic coating.

Fabricators and installers should take maximum care during assembly, transit and fitting not to damage the paint coating.

Note: Beware swarf on benches, end damage of assembled frames in transit or on site and the careless use of sharp ended screwdrivers or other tools for forcing 'snap-fit' beads into position.

If the paint film is unavoidably damaged and bare aluminium revealed, the damage must be repaired immediately.



## Organic Coated Aluminium

Points to bear in mind when specifying organic coated aluminium:

No organic paint coating, whether polyester or acrylic (or indeed if the substrate is PVC) is 'maintenance free' and this is especially true when installing in coastal districts or areas with high industrial pollution. Advice should be given at the time of installation regarding the frequency and nature of cleaning maintenance needed.

Modern organic finishes which we apply to architectural aluminium are practically identical to the types used on motor vehicles and therefore require a similar degree of care and attention, which people typically lavish on their car bodywork.

The frequency of cleaning relates directly to the decorative standard, which the householder wishes to maintain and also the particular environment where the units are situated.

All paints 'chalk' to some extent in service and a reduction in gloss level will occur.



## Replacement Of Broken Glass

Windows and doors can be re-glazed and the gaskets and weatherstripping replaced using the materials supplied.

Any damage to the gaskets or beads may necessitate replacement to retain the weather performance of the product. (Refer to supplier)

## Hardware Maintenance

Hinges and locking mechanisms should be lubricated periodically to minimise wear and to ensure smooth operations.



## Sash Window Maintenance

Surfaces should be washed down periodically to keep the paint finish clean and to prevent build up of air borne contaminants. In particular, attention should be paid to the jamb recesses, where the balance components slide within. These should be clean, grease free and any obstructions should be removed. This will keep the sashes running smoothly and quietly.

Periodically, Silicone release spray should be applied to the painted surface where the weather strips slide against, this aids slide and reduces friction.

Sashes should be regularly slid up and down to ensure that all balance hardware is connected and functioning. Jamb contaminated with plaster, sand, cement and general grit etc should have the jamb chambers completely cleaned out and weather strips cleaned down.

Non abrasive agents and warm soapy water are fine for cleaning the surface. If unsure please call for advice before you proceed. Coastal environment frames require cleaning more frequently as the atmosphere is more aggressive.

### **Tilting Sashes**

On some vertical sliding windows, sashes are designed to be tilted inwards periodically for cleaning. The bottom sash should clear the cill by at least 1". Release of the two catches at the top of the sash allows it to disengage from the jamb. These plastic components should be checked to ensure they are locked whilst cleaning facility is not required. Two people should operate the sashes whilst cleaning.

It is essential that frames are operated whilst standing immediately behind the frame, free of any obstruction and not leaning over objects.

It is recommended that cleaning of the frames as above is carried out on at least a quarterly basis.