



Care & Maintenance

PRECAUTIONS, SAFETY & CLEANING RECOMMENDATIONS

- Never mix cleaners or solvents. This may be dangerous as well as ineffective.
- If using commercial cleaning or finishing products or solvents, carefully read and follow safety instructions, warnings, cautions and disposal instructions on manufacturer's labels. Wear appropriate safety gear (e.g. clothing, goggles, gloves) and provide plenty of ventilation.
- Immediately clean spills.
- Most solvents are flammable and/or toxic and must be handled with extreme care. Do not use near open flame, sparks, or electrical motors.

RECOMMENDATIONS

- Do not power-wash doors or use a garden hose; this can cause seal failure in glass units and allow water to enter the structure.
- Avoid using metal tools, razor blades, or other sharp objects and abrasive cleaners. They can damage door surfaces, scratch glass and remove coatings.
- Do not allow aggressive cleaners to come into contact with door surfaces. Immediately rinse and dry.
- Do not allow cleaners to puddle or collect at glass edges near glazing materials.
- Avoid cleaning in direct sunlight or in temperatures too hot or too cold.
- Avoid excessive rubbing and over-cleaning. • Do not scour.
- Clean and rinse one area at a time.
- Clean twice a year (monthly in coastal areas) or when dirty.
- After-market tints and films are not recommended on glass, as they may cause damage to the glass and/or sealant.

MATERIALS

- Baby shampoo or mild soap and water. • Several clean, soft, non-abrasive, absorbent lint-free dry cloths (cleaning).
- Commercial glass cleaning products or solvents.
- Plastic wrap (for label removal).
- High quality sealant (100% polyurethane if painted and 100% silicone if left exposed).

TOOLS

- Soft bristle brush
- Spray bottle
- Sponge
- Plastic putty knife (for paint or label removal)



Care & Maintenance

BASIC INSPECTIONS & MAINTENANCE

SLAB AND FRAME INSPECTION

- Inspect annually (due to the corrosive environment of coastal areas, inspect monthly).
- Inspect stiles and rails for damage (excessive warp, cracks or splits in wood or fiberglass surfaces, dents or scratches in metal surfaces).
- Immediately repair scratches or cracks in painted or finished surfaces. Re-finish surfaces as necessary when finishes fade, crack, peel, split etc.
- Inspect stile and rail wood doors for crooked panels and/or mullions. These can be gently tapped with a wood block and rubber mallet until straight. Panels can also develop "light lines" around the perimeter from shrinkage. These areas should be touched up with a matching finish. Allowing the door to "condition" in a warm, dry environment for 24 hours before touch up will yield the best results.
- Check glass for cracks. If cracked, call us or your local glass supplier for replacement.
- For insulating glass units, look for moisture or fogging between glass panes (most likely to occur on cold mornings). This may be an indication of seal failure, call us for recommendations.

GENERAL CLEANING

Prepare cleaning solution (1 tsp. baby shampoo or mild soap to one gallon of water).

1. Rinse surface with clean water from top to bottom.
2. Apply cleaning solution with a sponge or soft brush with uniform pressure horizontally, then vertically.
3. Promptly rinse thoroughly with clean water (sponging while rinsing may be helpful; do not allow cleaning solution to dry on the surface or collect and puddle).
4. Wipe dry with lint-free dry cloth.
5. If necessary, repeat steps above until clean.
6. Dry door with separate cloth.

LABEL REMOVAL

Slowly peel from one corner. If label tears or sticks, moisten with soapy water and gently scrape with plastic putty knife. Stubborn labels can be soaked with soapy water and covered overnight with plastic wrap. Gently remove with plastic putty knife.

PAINT REMOVAL

1. Soak dried latex paint drips with warm water and baby shampoo solution. For oil-based paint, consult a paint professional.
2. Wipe with damp cloth or sponge. If needed,
3. Scrape gently with plastic putty knife. Repeat soak and scrape.
4. Repeat if necessary

STUBBORN STAIN REMOVAL

Commercial glass cleaning products may be necessary. • Apply small amount directly to the stain. Avoid spilling or dripping down the glass. • Some persistent stains may need higher strength cleaning solutions that contain active ingredient chemicals such as denatured alcohol or acetone. Special care must be taken when using these types of cleaners. • For oil and grease: try baking soda and water

Cleaning and lubrication help to maintain and restore smooth operation to movable parts such as hinges and locksets and, in most cases, offers some corrosion protection.

Clean door surface and maintain hardware any time doors are not opening or closing properly or at least biannually (monthly for coastal areas):

- Clean dirt/debris with mild soap and water and rinse clean
- Tighten loose screws
- Replace damaged hardware



Care & Maintenance

PRECAUTIONS

The following substances may damage protective finishes.

Do not use:

- Vinegar-based cleaners (use on glass only)
- Citrus-based cleaners (lemon, etc.)
- Paint removers
- Window cleaners
- Brick/siding washes
- Any other industrial or abrasive cleaners

1. Lubricate hinges with light oil (3-In-One® oil or equivalent) annually or when noisy.
2. Spray keyway lock with graphite lubricant.

FOLDING DOORS

Tracks and Bearings Wipe visible track surfaces with a damp soft cloth and a mild detergent, then wipe dry with a clean cloth. Using a suitable applicator spread a small amount of clear petroleum jelly or similar lubricant where the carrier wheels pass so that it is distributed evenly along the track. Place additional lubricant around the bearings. The lubrication reduces wear, improves operation and protects against corrosion. In severe environments, apply a thin film of WD40®.

HANGERS, PIVOTS & BRACKETS

Exposed surfaces should be wiped down with warm soapy water and a soft rag, and then rinsed clean before applying new surface protectant. A light spray application of WD40®, followed by a light wipe with a dry cloth to remove any excess.

HINGES

Wipe down the visible surfaces with warm, soapy water and a soft rag, then rinse off and dry by wiping with a clean rag. Application of a thin film of WD40® will help maintain the original luster of the metal finish, and lubricate the moving contact surfaces. Be careful not to get these compounds on any wood components as it may cause staining. For oil-rubbed bronze finish, care should be taken when cleaning or reapplying surface protectant.

FLUSHBOLTS

Spray WD40® to the sliding pin inside the bolt and to the lock cylinder. There are access holes or slots on all drop bolts so that this can be completed without removing the locks from the doors.