



Senior Hybrid Systems Maintenance

Senior Hybrid window systems are easy to use and maintain but in order to ensure maximum lifespan it is important to maintain individual parts regularly.

In order to maintain the Hybrid system warranty the following cleaning and maintenance instructions should be carried out at least once per year. However a more regular maintenance regime will be required if they are subjected to any of the following:

- **Strong sunlight on south facing facades**
- **Installed in a marine or industrial environment**
- **High levels of internal humidity**

Timber

The wood frame should be dusted with the occasional use of a domestic furniture polish and wiped clean regularly.

Wood is a natural product that can contain resin. Occasionally beads of crystallised resin may form on the surface of the frame. These beads can be removed by gently rubbing with a cloth dampened with meths or other alcohol based substance. After this process the lacquer must be re-applied to the repair area.

The frames should be checked for breaches in surface treatment at least once per year. If the surface has been damaged it should be repaired immediately using a water-based lacquer, to prevent the wood from absorbing moisture. If any algae growth exists, a fungicidal wash is recommended as a pre-treatment for external wood.

Replacement 40+ Years

*The lacquering (surface treatment) may need to be re-applied after 15 years

Gaskets

Gaskets should be cleaned using warm water with a few drops of mild detergent. Contact with paint or wood preservative must be avoided

Replacement 20-25+ Years



Glass

This should be cleaned with a soft cloth and luke warm water with a few drops of mild detergent (Detergents must not contain solvent or abrasive substances). Hard brushing, scrubbing or the use of steelwool will produce scratches and must therefore be avoided.

Replacement 25+ Years

Powder Coated Finish

To retain the aesthetic qualities and ensure a long coating life, powder coated articles have to be cleaned.

The British Standard for powder coating on aluminium for external use, BS 6496: 1984 (1991) states that a six monthly cleaning schedule is the maximum recommended frequency.

Areas of high industrial pollution, marine or swimming pool environments (aggressive environments) will require different cleaning frequencies and other coating/fabrication parameters should be considered on an individual project basis but generally cleaning should be carried out every month.

To retain a guarantee on the coated metal it is a mandatory requirement to have a minimum 6 month logged proof of cleaning, which is to be retained by the building occupier. This is to be held for the lifetime of the guarantee, normally 15 to 25 years, except in aggressive environs where each building is given an individual time span for the powder coating guarantee.

To clean the building, mild detergent dissolved in warm water is to be used.
Approved products to dilute are: Ajax Cream / Liquid Gumption / Flash & Ajax Liquid

Abrasive cleaners, strong acidic or alkaline cleaners or cleaning products containing solvents, bleach, washing soda, caustic soda, hydrochloric acid brick wash etc. must not be used on or near the coated articles.

The use of these cleaning agents will negate the guarantee for the coating, and will reduce its life span.



An assessment of the cleaning product data sheet will be required to ensure safe working practise is observed by the cleaning contractor, ensure splashing and run off rinse is not going to be a problem to your employees or the Local Environmental Agency.

Replacement 40+ Years

Natural Anodised / Anolok Finish

In order to protect the appearance of the materials, the finish **must** be regularly maintained. This is best carried out as part of the window cleaning programme.

Fabrications should be protected by tape during installation. Any adhesion residue should be removed with solvent recommended by the tape supplier.

The anodised surfaces should be washed down every three months. In Heavy Industrial or Marine environments, this cleaning may need to be more frequent, but the condition of the surface will make this apparent.

This should be carried out using a non-alkaline detergent (i.e. Tepol) in warm water and dried down with a cloth such as a chamois leather.

(Cleaning solutions should have a PH figure of between 6.5 and 7.5)

Use of a more aggressive cleaner will not compensate for the lack of regular maintenance. In fact the use of such a cleaner will damage the surface.

NB. An unobtrusive area should be test cleaned before work begins.

The cleaner should be in the same concentration as will be used
And applied in the same manner.

The cleaner should be allowed to dry on the surface to judge the
effect on the finish.

It may be necessary to scrub some surfaces, particularly in areas where dirt accumulates because rain does not wash away very fine deposits naturally. This should be carried out using Scotchbrite pads (fine or ultra fine), stiff bristle or nylon brush.

In the case of tenacious deposits or smut reformation, it may be necessary to use more aggressive cleaners such as Floxal Reiniger or Scotchbrite pads. The latter problems usually only occur when the general cleaning is inadequate for the local environment.

After all cleaning, surfaces should be washed down to prevent deposits remaining on the finish.



A normal 25 micron Anolok film, located in a city, rural or marine atmosphere maintained as described, would be expected to give excellent performance for many years.

Replacement 40+ Years

Hardware

All moving parts should be cleaned and lubricated with acid-free oil at least once a year. Friction stays should be adjusted (where necessary) and hardware inspected. In coastal areas or other similarly aggressive environments, hardware should be lubricated preferably 2-3 times per year

Replacement 30-40 Years

*For further information please view maintenance information from hardware supplier