

In-Line Sliding Patio Door Maintenance



SECTION	DATE	ISS	REFERENCE	PAGE
MAINTENANCE	SEPTEMBER 2016	15	TM-0002	64

INTRODUCTION

Patio doors are designed to be very low maintenance. The general service and maintenance tasks recommended are simple to carry out and do not require specialist skills, tools or equipment.

Precautions

When using cleaning and lubricating products always follow the manufacturer's instructions; take care not to use an excessive quantity. For cleaning products, always test a small area of the product in an obscure location first.

NOTE: Do not use solvent-based or abrasive cleaning products or products containing bleaching agents. Do not use metal polish or a wirebrush.

GLASS & WEATHERSEAL MAINTENANCE

Glass Cleaning

Float glass, used in most double glazed units, is easily scratched and it is therefore recommended that hand jewellery is removed prior to cleaning. Any proprietary household glass cleaner may be used with a soft cloth and it is recommended that heavy external grime be initially removed with a solution of soap and water.

Leaded Glass Cleaning

In this type of double glazing, lead strips are bonded to the inside/ outside of the outer pane of the unit in a variety of patterns. Take care when cleaning leaded lights as excessive pressure might dislodge the lead from the glass surface. The use of warm soapy water and a soft cloth, moderately applied, will prove an adequate cleaning method.

Note: external lead will oxidise, this is a natural phenomenon and cannot be avoided.

Weatherseals

During cleaning ensure that the weatherseals fitted to your products do not become dislodged from their grooves. Should this occur, slide back into position immediately, to avoid damage when the door is closed. If the weatherseals are broken or damaged and draughts are felt around the product, ensure prompt replacement by contacting your installer.

Following the initial installation the weatherseal may require bedding in; causing a slight resistance when operating the door, the application of a silicone spray will aid the smooth operation of the door during this period.

OUTER FRAME & SASH MAINTENANCE

Wash the frame with a soap and water solution, periodically as required, to remove any grime and atmospheric deposits. If required clean with a non-abrasive proprietary cleaner, suitable for plastics, using a soft cloth. Stubborn marks can be removed with a stronger, non-abrasive, proprietary cleaner such as a cream. Always take care not to disturb sealant.

At least every four months, clean the internal and external surfaces of the frame and glass (or glazed panel(s)) to remove atmospheric grime; always use a soft cloth with mild liquid detergent solution, rinse with water and dry off. Periodically check that visible external drainage holes are free from any obstruction; if blocked, remove obstruction and flush through with water to ensure correct drainage.

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HARDWARE MAINTENANCE

All lock types

The key-way, latch and keeps should be kept free from dirt, debris and obstruction at all times. On an annual basis check operation of the key mechanism with the door leaf open. If the key requires excessive force to engage the lock mechanism then lubricate the key-way with a silicone based spray lubricant; do not use oil or grease. On an annual basis lubricate the bevelled or rounded face of the latch and the latch strike on the keep with a smear of petroleum jelly or grease.

Multi-point locks

On an annual basis apply a smear of petroleum jelly or grease to each side of each additional hook or bolt. Some multi-point locks are supplied with adjustable keeps. The Adjustment method is specific to the type of lock fitted, however, to achieve optimum performance lock keeps should be adjusted periodically.

TRACK

Clean and lightly grease the track bearing surface annually with petroleum jelly.

CYLINDER

Do not attempt to lubricate the locking cylinder.

FURNITURE & FITTINGS MAINTENANCE

Handles

On an annual basis clean and remove dirt and debris from moving parts. Lightly oil external moving parts with a light machine oil.

NOTE: Do not use a metal polish. Do not use any abrasive cleaning products or a wire brush.

Letterplates

On an annual basis clean and remove dirt and debris from moving parts. Lightly oil external moving parts with a light machine oil.

NOTE: Letterplates with plastic torsion bars (visible when flap is lifted) do not require lubrication. For stubborn stains, use a soft cloth with mild liquid detergent solution, rinse with water and dry off. On an annual basis check that the external frame of the letterplate is flush with the face of the midrail. If evidence of a gap is found tighten the fixing screws located behind the internal flap; do not over-tighten screws. If a gap is still evident apply a small bead of a high modulus silicone around the full perimeter of the external frame.

Bolts

On an annual basis lubricate the moving parts of surface fitted or mortice bolts with a small amount of petroleum jelly or grease.