

Caring for your
Bronze Windows & Doors

HOPE'S[®]

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MAINTENANCE REQUIREMENTS

To ensure optimal performance and to maintain Hope's warranty, Hope's requires inspecting and cleaning your window and door frames twice a year. Records of such cleaning must be maintained throughout the warranty period.

PROTECTION AND CLEANING OF BRONZE SURFACES

Precautions must be taken to protect against scratching or accelerated oxidizing of Hope's products. Keep window and door units free of dust, dirt, sand and debris by lightly wiping with a soft flannel cloth.

For a more thorough cleaning of lacquer-finish products, Hope's suggests applying a silicone-free wax with soft flannel cloth or chamois. For non-lacquer finish products, a mixture of 1 tablespoon of salt to 3-1/2 quarts of fresh water may be used. Do not allow to dry. Rinse well with clean water. Dry with soft flannel cloth or chamois. Do not rub in any one spot as this may cause discoloration.

Care should be taken to protect surfaces from acid-based

materials, cement, plaster, terrazzo, mortar or other corrosive compounds.

Precautions

- Flannel cloth and chamois are to be free of dirt and grit
- Glass cleaners containing ammonia or alcohol are not recommended
- Duct tape or any kind of tape should not be affixed to frames
- Use of knives, putt knives, or scrapers not recommended
- Use of high pressure nozzle not recommended

CARE OF HOPE'S HARDWARE

To maintain the finish of the hardware, regular applications of a silicone-free wax should be applied with a soft cloth. If you prefer to allow natural oxidation which overtime will produce a patina (blue/green) color, do not apply wax.

To maintain the proper operation of the hardware, Hope's requires cleaning and lubricating the hardware twice a year.

Cam Fasteners

All operable parts should be lubricated with a light oil. Remove any dirt on the surface. Apply a small amount of oil and move the fastener handle back and forth to work in the lubricant. Wipe off any excess.

Tighten the fastener attachment screws to provide optimum contact with the keeper or wedge when the ventilator is in the closed position.

Spring Catches

All operable parts and springs should be lubricated with a light oil. Remove any dirt on the surface. Apply a small amount of oil and move the mechanism several times to work in the lubricant. Wipe off any excess.

Tighten the attachment screws to provide optimum contact with the keeper or catch plate when the ventilator is in the closed position.

Door Closers and Flush Bolts

Lubricate with a light oil.

Roto Operators

All operable parts and tracks should be lubricated with a light oil. Remove the small crank handle knob from the housing by backing off the set screw in the handle. Clean any dirt from the surface.

Place a small amount of light oil on the worm mechanism. Inspect the roto operator and lubricate the pivot point on the arm and the gear teeth. Locate the track under the ventilator that the roto shoe (bottom) rides on. Be sure that it is clean and free from dirt. Spray the channel with oil or silicone lubricant.

Check all attaching screws to ensure that they are tight. Replace the handle to the worm gear stud and tighten the set screw. Crank the handle in both

directions several times to work in the lubricant.

Hinges and Pivots

All operable parts should be lubricated with a light oil. Detach all roto operators and adjusters. Remove any dirt from the surface. Hinges should move freely (unless they are friction type). Apply a small amount of oil to the hinges and move the ventilator back and forth several times to work in the lubricant. Wipe off any excess. Reinstall the roto and adjuster hardware.

Concealed Hinges / Four Bar Hinges, Sidearms, and Friction Adjusters

All operable parts and tracks should be lubricated with a light oil. Clean the arms and tracks. Apply a small amount of oil and adjust the friction shoe. Work the vent open and closed to completely lubricate the tracks. Wipe off any excess.

101A Multipoint Closing Mechanism

Multipoint track mechanism should be wiped down and lubricated with a light oil.

Cremona Hardware

Release the contact of the vertical rods so that the cremone unlatches and the ventilator moves freely. Remove the handle by unscrewing the set screw, then remove the screws from the housing and lift off. Spray the handle pivot mechanism with light oil. Replace the housing and make any necessary adjustments to the contact points at the head and sill. The wedges may require re-tightening or adjustment.

Thresholds

Wipe and wash the surface of the threshold using a mild detergent.

Sliding Door Tracks

Vacuum the track. Use a nylon brush to loosen any stuck on debris. Lubricate track, wheels and hardware with a corrosion resistant waterproof lubricant.

Inspect gaskets and weatherstripping for any tears that will hinder operation or cause air or water leaks.

Locksets

Lightly oil the lever at the rosette. The latch, dead bolt, and the thumbturn should also be oiled. Operate the lever handle a few times to allow the oil to penetrate the latch assembly. Place a small amount of oil in the lock cylinder. Place the key in the cylinder and work the lubricant into the locking mechanism.

Ensure that the locking hardware is adjusted properly to avoid binding and potential damage to locking system.

DRAINAGE OR WEEP SYSTEMS

It is normal for water to accumulate and drain out of holes found at the horizontal sill members. To allow for adequate drainage, this area should be kept free from dirt, insects, leaves and debris.

- Vacuum the sill and remove any debris at least twice a year.

- Check the sills for sealant adhesion and make sure that all setting screws are sealed.
- Use a small brush to clean any debris from the weep holes.
- Be careful not to disturb any weep hole covers or water dams and water covers.

PERIMETER INSPECTION

Caulking should be repaired or replaced if any cracks or divots are present or if sealant has pulled away from the surface. Check all fixing screws for sealant. Follow sealant manufacturer's instructions.

Inspect weather bars and weep covers to make sure that they are not loose. Replace any worn or damaged weatherstripping and door sweeps.

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TWICE ANNUAL WINDOW AND DOOR INSPECTION AND MAINTENANCE LOG

Warranty Year _____

ACTION	spring/ summer	fall/ winter
Inspect unit operation		
Inspect perimeter sealant; touch-up if necessary		
Inspect wet seals, gaskets and weatherstripping; repair if necessary		
Remove debris from weep system		
Remove debris from hardware		
Remove debris from sliding door tracks and thresholds		
Lubricate hardware		
Clean unit		
Re-adjust unit for operation		
Inspect unit finish		
Spring/Summer Inspection		Fall/Winter Inspection
Date:	Date:	
Comments:	Comments:	
Signature:	Signature:	

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