

Caring for your
Steel Windows & Doors
in
Coastal Environments

HOPE'S®

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MAINTENANCE OF HOPE'S PAINTED FINISH IN COASTAL ENVIRONMENTS

The combination of constant moisture, salt, and powerful UV rays create a harsh environment for a home. To ensure optimal coating performance and to maintain Hope's warranty, Hope's requires inspecting and cleaning your window and door frames quarterly. Records of such cleaning must be maintained throughout the warranty period.

CLEANING PAINTED WINDOW AND DOOR FRAMES

Apply a medium-pressure fresh water rinse from top to bottom, rubbing lightly with a soft automobile brush or sponge.

Use a mild detergent. Mild detergents that are safe for bare hands should be safe for painted windows; spot test all detergents before using. Washing should be done with uniform pressure, first with a horizontal motion followed by a vertical motion.

Some types of mild solvent, such as mineral spirits, may be used to remove grease. Extreme care should be

taken to avoid marring of the surface as this could give an undesirable appearance at certain viewing angles.

Solvents should be applied with a clean cloth and removed with a clean cloth. Remaining residue should be washed with a mild soap and rinsed thoroughly.

Cleaning chemicals should not be allowed to collect or puddle on the horizontal surfaces or in the joints. These surfaces should be flushed with water and dried.

Rinse thoroughly with clear water. If the cleaner is permitted to dry, it may be necessary to lightly sponge the surface while rinsing.

Allow the surface to air dry or wipe dry with a chamois cloth.

Precautions for Cleaning Painted Finish

- Use cleaners sparingly; follow manufacturer's instructions
- Use of alkaline, acid, petroleum-based cleaners, caustic chemicals or paint removers not recommended
- Avoid dripping or splashing chemical cleaners; thoroughly rinse all drips immediately
- Glass cleaners containing ammonia or alcohol are not recommended
- Make sure sponges, brushes, rags and chamois are free of dirt and grit
- Use of stiff bristle brushes, steel wool or scrubbing pads not recommended
- Use of knives, putty knives, or scrapers not recommended
- Use of high pressure nozzle not recommended

CARE OF HOPE'S HARDWARE IN COASTAL ENVIRONMENTS

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

Cam Fasteners

All operable parts should be lubricated and wiped down using a wax-based waterproof lubricant with corrosion protection available at marine supply stores. Apply a small amount of lubricant 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 and wiped down using a wax-based waterproof lubricant with corrosion protection available at marine supply stores. Remove any paint build up or dirt on the surface. Apply a small amount of lubricant 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

Use compressed air to remove sand and salt from tracks and mechanisms. All operable parts should be lubricated and wiped down using a wax-based

waterproof lubricant with corrosion protection available at marine supply stores.

Roto Operators

Use compressed air to remove sand and salt from tracks and gears. Lubricate pivot points and track using a wax-based waterproof lubricant with corrosion protection available at marine supply stores.

The roto mechanism should be lubricated twice a year using marine-grade grease.

Hinges and Pivots

Use compressed air to remove sand and salt. All operable parts should be lubricated and wiped down using a wax-based waterproof lubricant with corrosion protection available at marine supply stores. Detach all roto operators and adjusters. Hinges should move freely (unless they are friction type). Apply a small amount 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.

101A Multipoint Closing Mechanism

Use compressed air to remove sand and salt from track mechanism. All operable parts should be lubricated and wiped down using a wax-based waterproof lubricant with corrosion protection available at marine supply stores.

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

Use compressed air to remove sand and salt from tracks. All operable parts should be lubricated and wiped down using a wax-based waterproof lubricant with corrosion protection available at marine supply stores. Apply a small amount of lubricant and adjust the friction shoe. Work the vent open and closed to completely lubricate the tracks. Wipe off any excess.

Cremone 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. Lubricate the handle pivot mechanism using a wax-based waterproof lubricant with corrosion protection available at marine supply stores. 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.

Locksets

All operable parts should be lubricated and wiped down using a wax-based waterproof lubricant with corrosion protection available at marine supply stores. Operate the lever handle a few times to allow the lubricant to penetrate the latch assembly. Place a small amount of lubricant in the lock cylinder. Place the key

in the cylinder and work the lubricant into the locking mechanism.

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.
- 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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QUARTERLY WINDOW AND DOOR INSPECTION AND MAINTENANCE LOG

Warranty Year _____

ACTION	Q1	Q2	Q3	Q4
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				
Lubricate hardware				
Clean unit				
Re-adjust unit for operation				
Inspect unit finish				
Apply touch-up paint				

Q1	Inspection Date:
	Comments:
	Signature:

Q2	Inspection Date:
	Comments:
	Signature:

Q3	Inspection Date:
	Comments:
	Signature:

Q4	Inspection Date:
	Comments:
	Signature:

QUARTERLY WINDOW AND DOOR INSPECTION AND MAINTENANCE LOG

Warranty Year _____

ACTION	Q1	Q2	Q3	Q4
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				
Lubricate hardware				
Clean unit				
Re-adjust unit for operation				
Inspect unit finish				
Apply touch-up paint				

Q1	Inspection Date:
	Comments:
	Signature:

Q2	Inspection Date:
	Comments:
	Signature:

Q3	Inspection Date:
	Comments:
	Signature:

Q4	Inspection Date:
	Comments:
	Signature:

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