

## **CARE AND MAINTENANCE INSTRUCTIONS**

You are now the proud owner of a Sunflex Timber Folding Sliding Door system. Your door system has been manufactured to the highest standards and will be a pleasure to use. To ensure that your system is kept in its peak condition we recommend that you follow the simple steps below; these guide notes are intended to help you maintain your system. You will also find information on how to clean the system and re-coat when required.

### **GENERAL ADVICE AFTER DOOR INSTALLATION**

1. Do not attempt to completely open up door system unless you have read the operating instructions and followed the instructions contained therein.
2. Do not leave keys in lock when opening doors.
3. Protect floor tracks from cement debris which could cause obstruction and damage wheels.
4. Expansion gaps must be left in floor screeds and timber floor finishes so that track alignment is not affected. Care must also be taken when laying tiles and paving slabs that track is not lifted in any way.
5. Do not cut off damp proof membrane protruding externally from underneath the floor tracks.
6. Ensure damp proof membrane protruding internally from underneath the floor track is upturned before laying internal floors to prevent water ingress.
7. Protect finished surfaces, especially on timber systems, from cement which can discolour the finished surface.
8. Do not leave timber doors open in adverse weather conditions for long periods of time unless protected.
9. Ensure floor levels do not exceed recommended maximum floor height shown on working drawings.

### **CARE AND MAINTENANCE INSTRUCTIONS**

1. Doors should always be opened and closed in accordance with operating instructions.
2. Doors must not be left in the open position for long periods of time, and must not be left open in adverse weather conditions.

3. Keys should not be left in the doors, when key locks are fitted to handle positions and doors are outward opening, do not leave keys in the lock after unlocking. This will cause severe damage when doors are folded.
4. Doors can be cleaned with mild soapy water. Stubborn marks can be removed by using methylated spirits; this is suitable for all finishes whether a timber stain or a painted finish. On white painted finishes the more stubborn marks can be removed with a diluted cream cleaner.

Chemical cleaners used on both brick and concrete contain strong chemicals that can cause damage to door frames. All exposed surfaces should be fully protected. If any such solutions or chemicals come in contact with the framework, wash immediately with copious amounts of water. Prolonged exposure can cause discolouration of the film, loss of gloss and damage to the coating surface.

Abrasive shot blasting of concrete or brick must be carried out in such a way that all glass and framework must be fully protected. The abrasive medium will not only mark the glass, losing its transparency, but will strip any paintwork from the timber framework.

Angle Grinding or any other works of this nature should not take place in the near vicinity of your folding sliding door system. It will mark both the framework and glass.

5. Visual checks of the external perimeter silicone seal between the glass and the timber frame and between timber frame and brick work should be carried out on a monthly basis or when carrying out routine cleaning of the glass to ensure there are no breaks/gaps in this sealant caused by timber movement which could allow water in the timber framework. Any breaks/gaps which are found should be reported immediately to your dealer for further advice.
6. Visual checks of the external stain/paint finish on the timber should be carried out on a monthly basis or when carrying out routine cleaning of the glass to ensure that there is no visual damage that could allow the actual wood to absorb excessive moisture. Any damaged areas must be repaired promptly, please contact your dealer on this matter for further advice.
7. Visual checks of any external joints between individual timber frameworks should be carried out on a monthly basis or when carrying out routine cleaning of the glass to ensure that there are no visual gaps/open joints caused by movement of timber which could allow water into the timber framework. Any such problems should be reported to your dealer.
8. Bottom tracks to be kept clean; a vacuum cleaner is the easiest method. After cleaning it is recommended that the track is then lubricated with a silicone spray at the point where the wheel and guide discs (at the bottom of the running gear which is connected to the hinges) connect with the track; this prolongs the life of your system. You can also spray the running gear and guide discs for optimum performance.
9. In the unlikely event of a squeaky hinge, this can easily be remedied by spraying the hinge with some silicone spray.
10. Should the doors not be maintained according to these instructions, this will render section 8.3 (a) and section 8.4 (d) of the Sunflex UK Terms and Conditions of sale invalid.

## **RE-COATING OF FINISH**

For doors finished in our standard range of finishes, the finish should be re-coated dependant upon the location and type of colour finish. Please find below a chart indicating the recommended periodic checks for re-coating. Your contract will detail the code number of the stain applied and you can obtain the stain from most retailers. Should you have any problems with obtaining the correct stain for your system, please do not hesitate to contact your supplier or dealer.

<b>Colour Finishes</b>	<b>Visual Checks</b>	<b>Guide to Re-Coating Period</b>	
		<b>Exposed to Sunlight /Adverse Weather Harsh Environment</b>	<b>Sheltered/Where doors are under large Soffits</b>
Teak/Danish Oil	Monthly	Initially, monthly for first 3 months then 3-6 months	6-12 months
Ash	Annually	1-2 years	2-3 years
Pine	Annually	2 years	3 years
Afromosia	Annually	2 years	3 years
Antique Pine	Annually	2 years	3 years
Light Oak	Annually	2 years	3 years
Dark Oak	Annually	2-3 years	3-4 years
Mahogany	Annually	2-3 years	3-4 years
Teak	Annually	2-3 years	3-4 years
Walnut	Annually	3-4 years	4-5 years
Palisander	Annually	3-4 years	4-5 years
Dark Brown	Annually	3-4 years	4-5 years
Ebony	Annually	3-4 years	4-5 years
RAL Colour Painted Finish	Annually	2-3years	3-4 years

**Please note that the re-coating period shown above can only be referred to as a guide and more frequent re-coating may be required in certain environments.**

The gaskets (rubber seals) can be removed for ease of application – they must all be put back in before using the doors after re-coating.

For the best results we recommend you follow the simple guide notes below when applying the finish:

1. Remove all gaskets.
2. Lightly abrade with a medium/fine grade silicon carbide paper to provide a surface ‘key’. Remove all dust.

3. If the timber feels greasy (common on some types of timber) you should thoroughly 'degrease' with cellulose thinner or methylated spirits (not white spirit) and allow the solvent to evaporate before over coating. Both eye and hand protection is strongly advised. Use a lint free cloth and frequently change the face.
4. Decorate with two full coats of recommended finish to obtain uniform coverage over all areas to be decorated. Do not thin. Use a soft, long, fine fibre synthetic brush. Ensure the end grain is well coated. Finish in the direction of the grain. The wet film thickness of each coat must not be less than 65 micrometers. Allow a minimum drying time of five hours between coatings normal drying conditions.
5. Re-apply external perimeter seal between glass and the timber door frame to prevent water ingress. A low modular neutral cure silicone is recommended for this task.
6. Ensure all surfaces are dry and re-insert gaskets.

Should you have any queries when re-coating, please call us and we will be pleased to answer any queries.