Advice
cleaning and maintenance

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Glas Seal

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Advice

glass cleaning and maintenance

not for ACTIV self-cleaning glass

Regular Cleaning

Regular cleaning of glass is important to ensure that there is no discolouration and deterioration at the glass surface. Indeed it may be necessary according to the atmospheric conditions prevailing in the area to determine the frequency for regular cleaning, particularly where infrequent cleaning could result in obstinate dirt or staining having to be removed by manual, labour intensive methods, incurring additional time and cost.

The usual effect of dirt on glass is to dull the surface appearance and reduce the light transmittance. Glass installed in new buildings should be cleaned frequently, as alkaline (lime) leaching from the mortar or from concrete lintels onto the glass can cause permanent staining if it is allowed to remain in contact with glass for prolonged periods.

General Cleaning

Generally, cleaning of glass as a routine operation is by the use of warm water with soap or mild liquid detergent, followed by rinsing with clean water. Washleather or cloth is suitable to use for transparent glass, but certain types of washleather or imitation washleather have been known to cause streaking if the glass is not also polished with a cloth. For glass having a textured surface into which it may not be possible to clean with a cloth, a stiff plastic or bristle brush is effective. Obstinate dirt in such cases can usually be removed by using either whiting in water or methylated spirits.

If dirt, contamination, staining and the like are not overcome by these normal methods, then other means may be adopted. Before choosing a particular form of treatment it is advisable to determine, wherever possible, the actual cause of the trouble. If the cause is known to be an ongoing one, the first step should be to prevent further trouble at source. The remedy perhaps could be in the sealing of concrete lintels or the provision of drip channels so that rain water will not run down the glass surface.

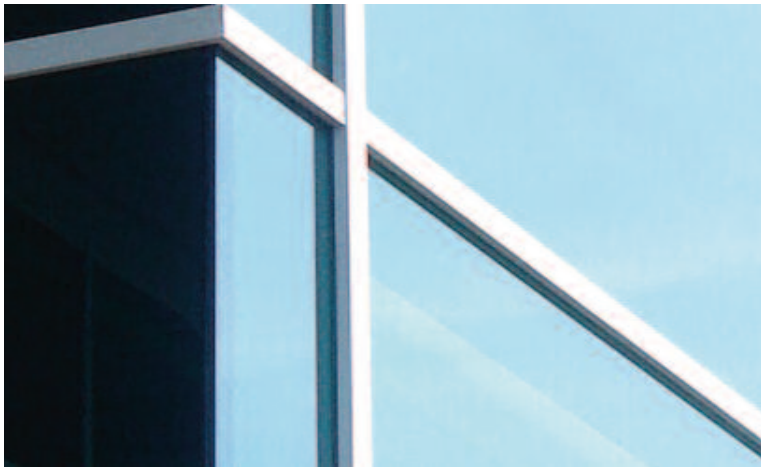
Stain Removal

Where obstinate staining is present, the answer may be to use a slurry of pumice powder, cloth applied, and follow by polishing with ceri-rouge if necessary.

Alternatively, solvents may be effective for splashings of tar, paint and grease. Solvents need care in use because of possible fire risk and health hazards. Glass should always be cleaned down with water after the use of solvents.

The use of any acid, however dilute, should only be considered as a last resort and preparations, particularly those which contain hydrofluoric acid, should be treated with respect – manufacturers' instructions for use, particularly with regard to precautions, must be followed.

When employing any of the above methods of glass cleaning, extra care should be taken not to damage the window frame or door leaf.



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Advice

window frame cleaning and maintenance

General Maintenance Recommendations for Frames

To obtain maximum life expectancy for sealed double glazing units, it is essential that water is prevented from leaking into the frame and lodging there. Glazing and maintenance recommendations must therefore be carried out in accordance with the unit manufacturer's instructions and those of the installer.

The schedules of maintenance detailed below refer to commonly used and accepted glazing systems as approved by the Glass and Glazing Federation for houses and low rise buildings.

The schedules of maintenance detailed below are intended as a general guide to the owner. Specific instructions should be sought from the installer.

Glazing and framing should be inspected at least annually and treated as necessary. Maintenance is the responsibility of the owner/occupier and failure to comply will invalidate any warranty.

Aluminium or uPVC Windows & Doors

Clean frames regularly to prevent a build up of dirt. At least annually, inspect beads and rubber gaskets for signs of deterioration or water lodgement.

Where gaskets have been displaced or damaged, or where there are gaps, the gaskets should be refitted, replaced or cut back, and capped with a suitable sealant.

Check all drainage/ventilation holes/slots to ensure that they are free from obstruction. Poor/blocked drainage/ventilation causes water to collect inside the frame. Over time this will attack the edge seal on the double glazing unit, leading to failure.

Wooden Windows & Doors

Inspect frames and beads for signs of decay and/or water penetration. Pay particular attention to the bottom rails and bottom corners. Badly warped or damaged beads should be replaced with pre-treated timber beads of similar type to the original. Frames and beads should be sanded and coated at regular intervals to prevent decay and water penetration.

Inspect the glazing compound or sealant for cracks, voids or loss of adhesion. Remove faulty compound or sealant and replace with a similar product to that originally used. Always use either a non-setting glazing compound or a silicone sealant.

When pointing a non-setting glazing compound between the glass and the bead, ensure that the compound slopes away from the glass. Similarly, when using silicone sealant, ensure that the sealant is proud of the glass. This will ensure that water runs off the glass, onto the bead, and does not become lodged.

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