



Kolbe & Kolbe Millwork Co., Inc.

CARE AND MAINTENANCE FOR THE EXTERIOR FINISH
OF KOLBE ALUMINUM CLAD WINDOWS AND DOORS

KOLBE
WINDOWS & DOORS

Our aluminum clad products are made with high quality materials which are designed to provide maximum weathering protection. Kolbe places a very high level of importance on the proper care and cleaning of all products and finishes. Aluminum clad products require care prior to and during the installation process. Periodic cleaning and maintenance after installation is also required. Please review this entire document to ensure proper maintenance of your newly purchased products.

AS STATED IN OUR EXPRESS LIMITED WARRANTY FOR PREFINISHING: FAILURE TO PERFORM REQUIRED MAINTENANCE WILL VOID WARRANTY COVERAGE.

Upon arrival of your window and door products, a general inspection should be made of the clad finish.

Kolbe requires reasonable care be provided to the units and the corresponding exterior finish prior to, during the construction and installation process, and during periodic cleaning and maintenance. The exterior finishes can be marred, scratched or dented by rough conditions, installation processes, harsh chemicals or neglect. Such conditions usually affect only the surface finishes and do not reduce the service life of the aluminum. However, the marks resulting from such mistreatment may and can compromise the film integrity of the exterior finish. Due to these factors, Kolbe recommends professional cleaning companies be employed to perform the initial cleaning process of your products. Exterior surfaces of the window or door unit will collect contaminants such as salt deposits, soil, and dirt. In addition, heavy industrial deposits may dull the surface, and materials from construction can soil the surface. Local atmospheric conditions, as well as the building location within a geographical area quite naturally have an impact on the cleanliness as well. Additionally, corrosion due to salt accumulation can extend under paint if not cleaned through a regular maintenance program.

Rainfall should not be considered sufficient to keep exterior surfaces clean. A sweet water rinse (tap water) is especially important in high salt environments and in heavily industrialized and foggy regions where frequent cycles of condensation and drying tend to leave build up of atmospheric salts and dirt. Some areas of the building may become more heavily soiled due to lack of rain washing, and they may have frequent and longer periods of exterior condensation in protected areas, increasing the adhesion of the soil, dirt, and salt accumulation. Some areas to watch for these issues include soffit areas on overhangs, bottom areas of fascia panels, and sheltered column covers. Periodic maintenance inhibits long term accumulation of soil, dirt, and salt which will accelerate the weathering of the finish. The more frequently the aluminum is cleaned, the easier and less costly maintenance will be in the future.

Kolbe requires the following Care and Maintenance:

- Clean all surfaces and edges of the aluminum on a bi-annual basis, or more frequently if necessary, depending on local conditions to prevent buildup of soil, dirt, salt or industrial deposits.
- Clean units at times when they are shaded, ideally on a mild, cloudy day, and never clean glass surfaces in extremely hot weather.
- Never allow stucco or other concrete materials, corrosives, solvents, or wet packing material to set on exterior finished surfaces as they may permanently damage the surface.
- A tap water rinse from the top down is recommended prior to the application of any cleaner application.
- All surfaces should be cleaned with a soft wet cloth, very soft brush, or sponge with mild unscented soapy water ruled safe for bare hands and which is non-abrasive and contains less than 0.5% phosphate. The washing should be done with tap water with uniform pressure (DO NOT USE A HIGH PRESSURE SPRAY NOZZLE), cleaning from the top down, cleaning first with a horizontal motion and then a vertical motion. (Apply cleaners only to an area that can be conveniently cleaned without changing position.) The surface must be thoroughly rinsed with tap water and dried. It may be necessary to sponge the surface while rinsing, particularly if cleaner has dried on the surface.
- Run down of cleaner (from any operation) to the lower portions of the building should be minimized and these areas should be rinsed as soon as possible and as long as necessary to lessen streaking. Do not allow cleaning chemicals to collect on surfaces or "puddle" on horizontal surfaces. Cleaning residues may result in long term damage of the paint finish if not fully rinsed.
- Any scratches, chips, areas of abrasion, or corrosion to the exterior coating must be repaired immediately. Please refer to our Touch-up Procedure located in the Care and Maintenance section of our website: www.kolbe-kolbe.com
- Make sure all weep slots, and drain holes in door sills are unclogged. Due to orientation and installation in a building, door thresholds and window sills are especially susceptible to surface debris accumulation and corrosion if not kept clean.
- Lubricate Hardware components, roller assemblies, and tracks with a wet silicone spray using a straw applicator.
- Always keep stainless steel parts that are exposed to the elements clean and dry.
- DO NOT USE HARSH SOLVENTS OR CHEMICALS, CAUSTIC OR ABRASIVE CLEANERS. At no time should muriatic acid, paint removers or acetone be used.
- DO NOT USE A METAL SCRAPER OR ABRASIVE PAD.
- DO NOT ALLOW SPRINKLER SPRAY TO REACH WINDOWS OR DOORS.

Conditions in high salt concentration areas (an area is deemed a High Salt Concentration area if the structure is located with 5,000 feet of a salt water shoreline at mean high tide and/or other saltwater source) are very corrosive. Units installed in a Coastal or High Salt Concentration regions/ areas require the exterior of the finish and unit to be inspected and cleaned as described by these Care and Maintenance requirements at least every three months and more frequently if necessary to prevent build up. Salt and other corrosive or abrasive substances must not be allowed to build up on the exterior surfaces or components of the products. (Please note: Periodic waxing with a high quality car wax to the extrusions may prolong the finish life. If you choose to wax, do not apply the wax without cleaning the extrusion first).

If unwanted surface debris remains on the aluminum cladding after a water-soluble cleaning has been performed, a mild solvent cleaner may be required. However, because solvents can affect the sealants and have the potential to cause chalking, they should be used with caution to avoid detrimental effects to the sealant or caulking and to avoid staining of the painted surface. If a solvent is required, the preferred solvent is isopropyl (rubbing alcohol) or mineral spirits. These solvents should be used with a soft cloth and applied and used in a circular motion while applying moderate pressure. Additionally, Kolbe recommends that the solvent's product labeling be referenced for specific product safety and use instructions. Any solvent used should first be tested on an inconspicuous area of the extrusion. A thorough clean water rinse should be performed after all solvent cleaning.

If the frames or sash still have debris and further cleaning is required, please refer to AAMA Publication 610.1 on the cleaning and maintenance of painted aluminum extrusions from which many of these requirements were taken.

It is recommended that maintenance records be submitted if a claim is filed.