

Maintaining Timber Windows and Doors

Cleaning

Wash the windows, doors and glass regularly with a mild detergent solution or cleaner. Remove any built up dirt and grime, especially in coastal or high pollution areas. Vacuum and wipe down tracks to remove dust and grit and clean out weep holes.

Be careful about cleaned glass when it is very hot or in direct sunlight. Extreme temperature changes can cause glass to crack.

When cleaning, do not use scrapers, abrasive cleaners, or solvents. They can damage the unit and hardware.

Regular maintenance

Regularly check and lubricate the hardware and other moving parts. Don't use oil based lubricants on the bottom tracks as they capture dirt.

Ensure seals are in place and performing efficiently. They should be flexible, without cracks or splits. Inspect the coating or paint finish. Look for signs of surface splits or discolouration, especially on the corners and edges. If the finish shows sign of failure, plan to maintain it.

Inspect the timber frame. Check for gaps in the joints or signs of decay in the timber or corrosion in the fasteners. If they show sign of failure, plan to maintain them.

Inspect insulated glass units for condensation. Expect to replace them if they fail.

Don't live with damaged or poor performing hardware. They are a nuisance and can cause further damage to the unit. Replace or re-fit them.

Maintaining finishes and coatings

Use quality paints and coating and maintain them properly. They will protect your joinery. Plan to re-coat the finish before splits form or the paint peels.

Prepare the surface carefully before re-coating and apply the coating strictly in accordance with the manufacturers' recommendations. Only paint the timber surfaces. Don't paint the tracks or seals. If possible, remove the hardware and seals before painting.

Ensure any new finish is compatible with the previous coatings. If the unit has factory applied finishes, consult the original supplier for advice.

Glass

Glasses with special surface coatings may require particular care. Consult the manufacturer for advice.

Don't remove decals, manifestations or other safety markers on the glass. They safeguard against unnecessary injury.

Treat broken glass in a window with care. Replace any broken glass with the material that complies with current standards. Don't compromise performance or safety.

Timber elements

Water needs to be excluded from the joints. Caulk or seal any gaps.

Repair decayed or damaged timber by cutting back the affected timber, treating with fungicides and/or preservatives, patch and reseal. If the areas to be repaired are extensive or include a joint, consider replacement.