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# Windows & Doors Maintenance Guide

*(Rangi Ltd – Aluminium Windows & Doors)*

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## 1. Routine Cleaning

### 1.1 Glass Cleaning

In accordance with NZS 4223 Glass Safety Standard

**Method:**

- Clean using clean water with a mild, non-abrasive detergent
- Use a soft cloth or rubber squeegee

**Frequency:**

- Once every 1–2 months

**Do NOT use:**

- Steel wool or hard brushes (may damage Low-E coatings)
  - Strong acidic or alkaline cleaning agents
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### 1.2 Aluminium Frames

**Method:**

- Wipe using warm water and mild detergent
- Clean along the direction of the aluminium profiles to avoid residue buildup

**Recommended Frequency:**

- Normal environments: every 3 months

- Coastal environments (e.g. West Auckland / North Shore): monthly (to prevent salt corrosion)
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### 1.3 Weep Holes (Drainage Openings)

**Critical maintenance point – directly affects leakage performance**

**Location:**

- Bottom external side of window frames

**Maintenance:**

- Remove dust, debris, insects, and leaves

**Frequency:**

- Inspect every 3 months
  - Additional inspection recommended after heavy rainfall
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## 2. Hardware Maintenance

### 2.1 Rollers, Hinges & Locks

**Lubrication:**

- Use silicone spray (recommended)

**Frequency:**

- Every 6 months
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### 2.2 Sliding Door Tracks

- Keep tracks free of sand and debris (to prevent roller wear)
- Clean using a vacuum cleaner or soft brush

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## 3. Weathertightness Inspection

In accordance with NZBC E2/AS1 Weathertightness

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### 3.1 Sealant (Silicone)

#### **Inspection Areas:**

- Around window frames
- Junctions between frame and wall

#### **Inspection Cycle:**

- Every 12 months

#### **Replacement:**

- Typically required every 5–10 years depending on condition
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### 3.2 Rubber Seals (Gaskets)

Check for:

- Cracking
- Hardening
- Detachment

#### **Failure to maintain may result in:**

- Air leakage
  - Water ingress
  - Reduced acoustic performance
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## 4. Operational Care

## 4.1 Proper Operation

- Avoid excessive force when opening/closing
  - Do not operate large window panels under strong wind conditions
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## 4.2 Structural Protection

- Do not hang objects exceeding 1 kg on window or door sashes
  - Do not modify hardware positions without authorisation
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## 4.3 Ventilation Management

- Maintain adequate indoor ventilation
  - Helps reduce condensation and internal humidity
  - Minimises fogging on glass surfaces
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# 5. Periodic Maintenance Checklist (For Clients)

### Every 3 Months:

- Clean weep holes ✓
- Clean tracks ✓

### Every 6 Months:

- Lubricate hardware ✓

### Every 12 Months:

- Inspect sealant ✓
  - Inspect rubber seals ✓
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# 6. Warranty Conditions

## 6.1 Warranty Validity

Warranty remains valid provided that:

- Products are maintained in accordance with this guide
  - No unauthorised modifications are made to structure or hardware
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## 6.2 Exclusions from Warranty

The following are not covered:

- Water ingress caused by blocked weep holes
  - Hardware failure due to lack of maintenance
  - Normal wear and tear
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## 6.3 Appearance Standard - “Two-Metre Rule”

Any claimed defect that is only visible within a distance of 2 metres from the product shall not be considered a defect.

Minor colour variations or surface inconsistencies are regarded as normal and do not constitute a product fault.