

Exlabesa Building Systems Limited Systems Warranty

System Guarantee:

Exlabesa Building Systems Ltd. Offer a 50 year guarantee on all our aluminium profiles. This covers any failure in the aluminium extrusions. Hardware, gaskets and glass guarantees will vary and will have maintenance clauses attached to the warranty given by their supplier.

Paint Guarantee:

Powder coated sections carry a standard 20 year guarantee (subject to cleaning and maintenance conditions). This cleaning programme will need to be documented fully with cleaning methods and dates fully logged. It is advised that the cleaning methods are followed from the document Maintenance of Polyester Powder Coating. This can be extended by our powder coat supplier if the client needs a longer guarantee. A questionnaire must be completed by the client for the powder supplier giving details such as location and environmental conditions etc. and submitted to our suppliers for confirmation of extended guarantee. This guarantee does not apply to marine or hazardous environments.

Weather Performance:

Many of the EBS products carry individual performance tests and will vary from product to product depending on specification.

Security:

Enhanced security is more and more common in domestic, commercial and retail projects. Many of our products are tested for enhanced security.

Thermal Performance:

EBS products are designed to meet the requirements of the Building Regulations Part L. Thermal performance will vary with glass specification. Many of our products are designed to accept triple glazing for improved thermal performance.



MAINTENANCE OF FITTING AND HARDWARE

Casement Window Hardware

The maintenance of fittings and hardware can be categorised into 4 levels:

0 = No maintenance required for the anticipated lifecycle of the components. Do not oil or adjust at all.

1 = Lubrication of the moving parts by either a light mineral oil or, in the case of sliding components, a suitable quality waxed based furniture spray may be occasionally required.

2 = Manual mechanical adjustment by means of tightening or slackening screws may be periodically required

3 = Self adjustment should not be attempted and specialist maintenance should be sought for any adjustment.

Window Fittings:

These will include: Hinges, Locking Mechanisms

<u>Fitting</u>	<u>Category</u>
Window Handles	0/1
Friction Hinges	1
Butt Hinges	1
Safety Devices	1
Locking Mechanisms	2/3

MAINTENANCE OF FITTING AND HARDWARE

Door Hardware

The maintenance of fittings and hardware can be categorised into 4 levels:

0 = No maintenance required for the anticipated lifecycle of the components. Do not oil or adjust at all.

1 = Lubrication of the moving parts by either a light mineral oil or, in the case of sliding components, a suitable quality waxed based furniture spray may be occasionally required.

2 = Manual mechanical adjustment by means of tightening or slackening screws may be periodically required

3 = Self adjustment should not be attempted and specialist maintenance should be sought for any adjustment.

Door Fittings:

These will include: Hinges, Locking Mechanisms, Closing Devices, Door Handles, Thumb turns and Automatic Door Gear

<u>Fitting</u>	<u>Category</u>
Door Hinges	1
Overhead/Floor Closers	3
Locks	1
Door Handles	0/1
Panic Bars	1
Thumb turns	0/1
Auto Door Gear	3

MAINTENANCE OF ALUMINIUM

POLYESTER POWDER COATING

To retain the aesthetic qualities and to ensure a long coating life, powder coated material have to be cleaned.

Specific reference should be made to the terms and conditions of the relevant product guarantee which demands that a routine cleaning & maintenance schedule must be implemented for a guarantee to be valid.

It is the user's responsibility to be aware of any local or environmental conditions which will determine the frequency of cleaning and to achieve conformance to certain published quality labels or standards.

The frequency of such cleaning will depend on many factors including:

- The geographical location of the building
- The environment surrounding the building, i.e., marine, swimming pool, industrial or a combination of these environments etc.
- Levels of atmospheric pollution
- Prevailing winds
- Protection of the building by other buildings
- Possibility of airborne debris (e.g. sand/dust etc.) causing erosive wear of coating
- If the environmental circumstances change during the life of the building (e.g. rural becomes industrial)

The best method of cleaning is by regular washing of the coating using a solution of warm water and a mild detergent. All surfaces should be cleaned using a soft cloth or sponge, using nothing harsher than a natural bristle brush. (Cleaning of window sections etc. can be conveniently carried out at the same time as glass cleaning)

Cleaning records will need to be maintained. For full 'Cleaning and Maintenance Guide' is available from:

www.interpon.com/uk/files/2014/08/Interpon-D1036-Cleaning-and-Maintenance-Procedures.pdf

MAINTENANCE OF ALUMINIUM

NATURAL ANODISED OR ANOLOK FINISHES

In order to protect the appearance of the materials, the finish **must** be regularly maintained. This is best carried out as part of the window cleaning programme.

Fabrications should be protected by tape during installation. Any adhesive residue should be removed with solvent recommended by the tape supplier.

The anodised surfaces should be washed down every three months. In heavy industrial or marine environments, this cleaning may need to be more frequent, but the condition of the surface will be apparent.

Cleaning should be carried out using a non-alkaline detergent in warm water and dried down with a cloth such as a chamois leather. (Cleaning solutions should have a PH figure of between 6.5 and 7.5)

Use of more aggressive cleaner will not compensate for the lack of regular maintenance. In fact the use of such cleaners will damage the surface.

N.B. An unobtrusive area should be test cleaned before work begins. The cleaner should be the same concentrate as will be used and applied in the same manner. The cleaner should be allowed to dry on the surface to judge the effect of the finish. It may be necessary to scrub some surfaces, particularly in areas where dirt accumulates because rain does not wash away fine deposits naturally. This should be carried out using Scotch brite pads (fine or ultra-fine), stiff bristle or nylon brush.

In the case of tenacious deposits or smut reformation, it may be necessary to use more aggressive cleaners such as Floxal Reiniger or Scotch brite pads. The latter problems usually only occur when the general cleaning is inadequate for the local environment.

After all cleaning, surfaces should be washed down to prevent deposits remaining on the finished surface.

A normal 25 micron Anolok film, located in a city, rural or marine atmosphere maintained as described, would normally be expected to give excellent performance for many years.