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## BUYER'S DUTIES, PREPARATION AND CARE OBLIGATIONS

### Site Preparation.

Buyer agrees to prepare the structure for the installation of the product in accordance with drawings prepared by the Seller. Buyer shall be responsible for all field measurements with the installation of the product.

### Pre-Installation requirements for new woodwork.

New woodwork must be protected against moisture or excessive dryness. It is crucial that the top and bottom edges and all surfaces of sash and jambs be thoroughly sealed, stained or painted immediately following delivery to prevent deterioration of the wood and wood to wood joints. Before finishing, bare wood door and window surfaces must be clean and dry. "Proper sanding is imperative to the final appearance of any finished surface. The quality of sanding dramatically affects the staining process through the top coat appearance. All millwork shall be block sanded, over all exposed surfaces parallel with the grain direction, with not less than 150 grit sandpaper JUST PRIOR to staining, sealing, and finishing to remove all handling marks and raised grain. To insure all impurities have been removed, mineral spirits should be applied to all surfaces prior to applying stain. If impurities remain, additional sanding will be required. Improper sanding will cause staining to be blotchy and non-uniform in appearance." \* Sand again between each coat. Paint or seal with sash open, or remove and do not close until thoroughly dry. Several coats of finish paint; high quality varnish (or its equal) must be applied to all surfaces. Apply a minimum of two coats of finish over the primer. If sealer is used, apply three to four coats. The finish is the seal that must protect all wood and putty from moisture. Be certain that window cleaners do not cut into areas where paint/finish laps onto glass beyond the 1/16" above putty. Make sure that no primer, paint or sealant is applied to the weather-stripping of the product to ensure proper performance and prevent deterioration of the weather-stripping. Special attention should be given to thoroughly cover all end grains on the sash tops and bottoms. Lap the paint or sealer 1/16" onto glass for a proper moisture seal. Be sure to seal under all hardware.

### Safe Storage.

Buyer agrees to safely store and maintain the product in such a manner both before and after installation that will protect the product from weather or foreign substances that may damage the product.

Store all doors and windows in a clean, dry, well-ventilated building, protected from direct sunlight. Be sure to cover and protect all doors, windows and tracks during construction. Cement and plaster dust is very caustic. Do not let it contact any hardware or painted surface during construction. Avoid damp, gritty or extremely moist environments.

### Installation Liability.

Seller will provide units that are leveled and plumbed; doors and sash faces that are fitted and adjusted to each specific opening before product is shipped. Removal by finishers or other trades requires that they replace each piece of hardware exactly as removed. Seller shall not be liable for charges incurred due to failure to reinstall parts or portions of the product in accordance with the delivered products. The product is sold exactly as drawn and no flashing material or decorative trim materials are included in the purchase price of the product.

### Cleaning after Installation and Maintenance.

Buyer shall be responsible for on-site final clean up and trim of silicone sealant and perimeter caulking and grouting, as well as glass cleaning after installation. Buyer shall also do any necessary touch-up to painting after installation. Do not use lacquer thinner to clean the Kynar finish. Non-water soluble deposits may be removed from the painted surface with a mild solvent followed by a clear water rinse. Use denatured alcohol (ethanol) or isopropyl (rubbing alcohol). Test in an inconspicuous area before use on a large scale. When installed, ventilate rooms thoroughly while plaster, cement, or paint is drying. In extremely corrosive or dusty environments, extra maintenance may be necessary to preserve products and maintain optimum performance and condition.

#### **Yearly Routine Maintenance.**

Proper maintenance includes, but is not limited to, lubricating locks and moving parts (except wheels), replacing gaskets, guides and brushes, checking weather-stripping for pliability, refinishing and repairing peeling, cracked and deteriorated paint or sealant on wood surfaces, as needed, as well as keeping tracks and surfaces clean and waxed. In corrosive environments, such as near the ocean or around swimming pools, cleaning and lubricating the doors may be necessary more often. Sand is particularly damaging to tracks and rollers on sliding doors if not properly maintained. In order to maintain and extend the life of the Kynar coatings on aluminum, it is recommended to periodically clean the painted finish with a simple washing with plain water using normal pressured water hoses and wax periodically. For heavy deposits of dirt or mild contaminants clean by washing with a 5% solution in water of commonly used household detergent. Use a soft cloth or sponge. Never use a wire brush or any abrasive materials such as sandpaper, emery paper, steel wool, etc.

These products are made with the best components available, but they are not maintenance free. It is the responsibility of the customer to seal products immediately and maintain the product in the manner described above. Failure to properly seal and maintain products voids all warranties

#### **Special Notes for Saltwater Environments.**

Special care and maintenance must be exercised on product installed within five (5) miles of salt water and especially within one (1) mile of the coast. This environment can be extremely corrosive and even with proper maintenance, may result in some normal corrosion and deterioration. Screen doors can act as a salt distillery, catching the moist air and condensing the salt out of it. The best way to protect doors and windows in this type of environment is to rinse them with fresh water as often as possible (daily if necessary) and to wax all surfaces (exterior wood or aluminum, locks, handles, etc.) with good quality automobile wax every two to four weeks. Pay particularly close attention to small seams and corners where corrosion can start.

Defects of the finish covered by the Weiland Express Limited Warranty include peeling, cracking, flaking or bubbling. However, any warranty shall be limited or voided if;

- a. Corrosive materials, including salt, are allowed to build up and not appropriately cleaned as frequently as necessary.
- b. Scratches or chips causing a breach in the exterior finish are not immediately repaired.
- c. Acts of God, falling objects, explosions, fire or other unusual occurrences happen beyond Weiland's control.
- d. Not maintained properly as detailed above.

\*Woodwork Institute, Manual of Millwork 5/1/03