



DESIGNBUILD CONSTRUCTION PTE LTD

Company Reg / GST No: 201009345Z

Door Panel

General Door Maintenance

A little simple door maintenance can keep them looking like new. Following these simple guidelines can save you time and money, prolong the life of your doors and keep it operating like new for years to come.

- a.) Keeping your hardware clean and lubricated

Inspect the track for grease and dirt buildup. Any buildup can cause the door to bind and jump. Use a clean rag to remove any debris on the track. Keep the tracks lubricated by using graphite or light machine oil.

- b.) Check the hinge pins for rust and dirt

If you find rust, sand them down with fine steel wool or sandpaper. Once rust is removed, oil the hinge pins to keep them lubricated. Rollers must be in alignment with the track.

When you are checking, take the opportunity to oil the rollers as well. DO NOT USE OIL ON LOCKS!!! You must use graphite to keep the locks in operational condition. Give the mechanism and key channel a little puff.

- c.) Inspect the door for rust or flaking paint on a metal door

If you find either of these it could be a sign that moisture is taking its toll. Sand rust spots or flaking paint down to the bare metal. Apply metal primer to these spots and apply 2 finish coats.

- d.) Look for black marks near the bottom of the wooden doors

These can signal rot and should be attended to as soon as possible. Sand the areas where you find flaking or peeling paint. Prime and apply two coats of finish coat.

Also be sure to keep the door edges, bottoms and panels sealed with paint. This will help protect against moisture that can be fatal to your door mechanics.

These quick remedies will save you time energy and money, keeping your door in great condition, so it works when you need it!

Integrity Sliding and Swinging Door Maintenance

Integrity Sliding and Swinging door require very little maintenance to keep them functioning efficiently. Most problems can be eliminated by keeping the sill clean, ensuring smooth door operation.

Chemicals, solvents, paints and other harsh substances should never come in contact with the sill. Remove any paint, grease or caulk with isopropyl alcohol.

Wooden doors need to adjust to humidity levels in a home and may warp slightly as seasons change. Allow one full year for your door to go through this process.

Door handles can be wiped down with a damp cloth to remove fingerprints and smudges.

It is very seldom that door rollers require lubrication. Occasionally use spray lubricant to keep operation smooth (rollers are visible underneath the operator panel).

If you live in a cold climate, it is recommended that you remove the screen door in the winter. The screen mesh may collect snow and ice, causing it to sag.

Bi-Fold Door Maintenance

Check the bottom door rollers to ensure they are free and clear of obstructions when rolling up the side rails, and verify the wheels are tracking up the side rails or columns evenly. Inspect the bolts on the roller bolts. Frequently inspect the complete doorframe and each door hinge. Lubricate hinges monthly.

Check oil level in the gear box every 3 months and replace oil every 3 years.

Inspect the limit chain on the limit switch box for proper tension/alignment, any signs of wear, and lubricate often. As the door is travelling down to the completely closed position make sure the down limit - switch is set correctly and working properly.

Inspect all electrical cords, ensure that they are in the proper positions, are not binding or pinching and are in good condition.

Verify that the cable clamps are tight and installed properly. Ensure that the cables are not touching or rubbing any obstacles on the door or building. Do not allow this to happen. Correct it.

Frequently inspect the cables. Replace them at the first sign of damage, wear or fraying.

When replacing the cables use the proper size cables and proper cable swags/stops on the ends of the cable for the door.

Keep all the cables the same equal tension - snug. Each cable should begin wrapping at the same location on each lift point when the door is in the completely closed position.

Verify that all the cables on each lift point have 1 full wrap around the drums when the door is in the completely closed position. Drums must not start wrapping cables in opposite direction as the door reaches the completely closed position.

The door should stop and the motor should turn off with 1 full wrap of cable remaining on each lift drum.

As the door is traveling upward verify that the cables are wrapping evenly across the drums. Each wrap must be side by side. Keep proper and equal tension on the cables. Cables must be monitored carefully especially when the cables are new and still stretching. Keep the cable clamps tight.

Cables must always be kept snug or tight when the door is in the closed position.
All cables should be kept at the same tension.

When your door is still new, the cables have a tendency to stretch or pull into place. This will cause the cables to loosen. Check often and tighten them when it becomes necessary.

Oil hinges, door rollers, pulley angles, and both side latches. Keep oil in the gearbox.

Make sure the limit switch is set correctly for the door to open to the designated clear opening. Do not run the door beyond this point.

The limit switch worm gears should occasionally be lubricated with a small amount of gear grease to add extra life. Put all safety decals on the Bi-Fold Doors. Keep all safety decals clearly visible, clean and in good condition. Do not deface, remove, or paint over the safety decals. Call the factory if any decals are lost, worn, or damaged.

Keep all Shields in place, and safety decals in good shape. Replace any worn parts on your door to avoid damage to properties or personal items.

Vinyl Doors

Vinyl won't pit, peel or chalk over time. As a result, with only simple care and cleaning, your door can keep their beautiful appearance for years to come. Like any surface exposed to outside elements, your doors will get dirty from time to time, but cleaning them is a snap.

Following these simple cleaning procedures outlined here can maintain the finish quality of your vinyl door.

- a.) Wash using mild detergent & a soft cloth/ordinary long-handled soft bristle brush if necessary. Do not wash the doors with a high pressure spray. The extreme pressure could crack or destroy the caulking around the door.
- b.) For stubborn dirt and stains use the readily available household cleaners listed on the chart. Follow the manufacturer's instructions on use of the cleaners.
- c.) In some cases you may wish to use a very mild abrasive cleaner, but the use of any abrasive material could scratch the surface of the glass and door frame.
- d.) Do not use liquid grease remover, strong soaps and detergents containing organic solvents, nail polish remover, furniture polish or cleaners containing chlorine bleach. These items could affect the surface appearance of the vinyl.

Natural Hardwood Door

Solid hardwood doors repay a lifetime of value with a little care. When you first glimpse a solid hardwood door, you sense richness, warmth and natural beauty.

As a product of nature, solid hardwoods continue to react to their surroundings even after manufacturing and installation. Understanding this reaction and how to manage it will ensure that the hardwood door stands the test of time. Even after a century of adapting to humidity cycles, with proper care, solid hardwood product can retain all their durability and good looks. Water accounts for up to one-half the weight of freshly sawn wood. Before hardwoods are crafted into door, they are carefully dried, retaining just enough moisture for proper construction and finishing.

Solid hardwood's natural response to extremely dry air is to lose moisture and contract a bit. Conversely, under high humidity conditions, the wood may absorb excess moisture from the air and expand.

Maintain the relative humidity level at between 35% and 50% all year long in order to minimize the expansion and contraction of your hardwood door.

The following tips will help you preserve the beauty of finishes on your door and to protect their warmth and character.

DOs

- a.) Superficial surface dirt can be removed by a wipe with using a slightly damp cloth or chamois leather. Always dry the surface afterwards.
- b.) Always wipe along the direction of the grain to bring out the beauty of the timber.
- c.) Always rinse the surface well with clean water to remove excess detergent solutions or cleaners.
- d.) Grease, oily materials or other stubborn marks may require the use of stronger cleaning compounds, a non abrasive cleaner agent.

DON'Ts

- a.) Do not use strong detergents, ammonia, chemicals, scouring powders, stain removers thinner, nail varnish remover or other harsh cleaning substances to come in contact with finished exterior surfaces as they can cause damage.
- b.) Never use solvent-based cleaner or cleaners/waxes that contain silicon wax or oil based detergent as these may dull or damage the finish, leaving a greasy film and more difficult to clean.
- c.) Beware of sharp/hard objects that can permanently damage any part of your door.
- d.) Direct sun can discolor your door. Close curtains and blinds to protect from the sun's intense UV rays.
- e.) Don't let any moisture get into any joints.
- f.) Never try to hang or nail anything on the doors.

Stain Removal

The following tips are provided to help you treat common stains which could affect your timber door panel. As with other surfaces, the quicker you tackle a stain on the timber surface, the easier it is to remove. After removing the stain, wipe the surface using clean water and a damp cloth.

Stain	Removal Method
Fruit juice, milk, cream, tea, lemonade, beer, wine, coffee	Soap based cleaner (neutral soap)
Chocolate, grease, oil, shoe polish, scuff marks, tar	White spirits
Printing and other ink, lipstick	Alcohol
Blood	Cold Water

Annual Door Checklist

Use this checklist as a maintenance reminder and to prevent problems-once a year should be sufficient. Make sure weather-stripping is effective. If not, contact your local Integrity dealer. Also, take care if using paints, stains and varnishes. These all contain solvents which, when coming in even momentary contact with weather-stripping, will cause it to lose its flexible qualities.

Check that all hardware (locks, opening mechanisms, etc.) operates smoothly.

Make sure any exposed hardware screws are tightened securely.

Clean any sand, dirt or dust from door hinges, sills and tracks.

Always consider your safety first-use caution on ladders, and always wear protective eyewear and clothing. When working with primers, paints, stains, cleaning solutions, etc., make sure that you use and dispose of these materials according to manufacturer's instructions.

Check doors for smooth operation. Wooden doors require a stabilization period after installation, sometimes taking up to a year to adjust to humidity levels and other environmental factors.

