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CUSTOMER CARE SERIES

CUSTOMER MAINTENANCE GUIDE

Protect Your Investment — Preventive Care & Maintenance

RECOMMENDED MAINTENANCE RHYTHM

01

MONTHLY

Rinse frames, check screens for tears, inspect door hardware and clear visible debris from tracks.

02

EVERY 3–6 MONTHS

Deep clean glass and screens, lubricate rollers and hinges, inspect sealants and fastener corrosion.

03

ANNUALLY

Full structural inspection, gutter and drainage flush, re-caulk as needed, GFCI outlet testing.

04

AFTER SEVERE WEATHER

Inspect for storm damage, torn screens, loose panels, and clear all drainage points immediately.

CLEANING BASICS

- Use a soft-bristle brush and mild soap-and-water solution for aluminum frames.
- Rinse thoroughly with fresh water to remove residue, especially in coastal areas.
- Clean glass with a non-abrasive, ammonia-free glass cleaner.
- Dry hardware components after cleaning to prevent water spotting and corrosion.
- **Never** use steel wool, abrasive pads, or harsh chemical solvents on finished surfaces.

⚠ PRESSURE WASHING WARNING

High-pressure washing can force water behind screens, damage spline retention, strip protective finishes, and compromise sealant integrity. If pressure washing is necessary, maintain a minimum distance of 24 inches, use a wide fan tip, and never exceed 1,200 PSI on screen or window surfaces.



01 SCREEN ROOMS

SCREENS & SPLINE CARE

- Inspect mesh regularly for tears, sagging, or pulled spline.
- Clean with soft brush attachment to remove pollen and debris buildup.
- Re-spline promptly to prevent insect intrusion and further tearing.
- Avoid leaning objects directly against screen panels.

DOORS & HARDWARE

- Lubricate hinges, closers, and rollers every 3–6 months.
- Check door alignment; adjust to prevent sagging over time.
- Inspect latch mechanisms and tighten loose screws as needed.
- Wipe down handles and locks to prevent salt or dirt buildup.

ROOF DRAINAGE

- Clear leaves and debris from gutters and downspouts monthly.
- Confirm water flows freely away from the structure's foundation.
- Inspect roof panel seams for standing water after heavy rain.
- Trim overhanging branches that contribute to debris accumulation.



02 SUNROOMS

WINDOWS & TRACKS

- Vacuum window tracks to remove sand, dust, and debris.
- Test operation of sliding sashes and adjust rollers if sticking occurs.
- Clean weep holes to ensure proper exterior water drainage.

CONDENSATION & HUMIDITY

- Run fans or dehumidifiers to reduce interior moisture buildup.
- Wipe condensation from glass promptly to prevent mold growth.
- Ensure adequate ventilation, especially during seasonal transitions.

PANEL SEALANTS

- Inspect caulking around panels and frames twice yearly.
- Re-seal any cracked or shrinking sealant lines immediately.
- Check for gaps where panels meet the structural frame.

ELECTRICAL SAFETY

- Test all outlets and switches for proper function annually.
- Inspect fixtures for signs of moisture intrusion or corrosion.
- Never overload circuits with portable heaters or high-draw devices.



03 POOL ENCLOSURES

FRAME RINSING

- Rinse aluminum frames weekly to mitigate chlorine and salt residue.
- Pay special attention to lower frame sections near splash zones.
- Use fresh water rinse after any pool shock treatment.
- Inspect for white oxidation spots, a sign of chemical exposure.

CLEARING DECK DRAINS

- Remove leaves and debris from deck drains monthly.
- Confirm water does not pool near enclosure footers.
- Check drain covers for cracking or displacement.
- Flush drain lines seasonally to prevent clogs.

STORM READINESS

- Secure or remove loose pool furniture before storms.
- Inspect panel fasteners and bracing ahead of hurricane season.
- Document existing condition with photos for insurance records.
- Know your enclosure's wind rating and evacuation guidance.



04 SUMMER KITCHENS

AFTER EACH COOK

- Wipe down grates and surfaces once fully cooled.
- Empty grease trays to prevent flare-ups and buildup.
- Cover appliances when not in use to shield from weather.

BURNER & AIRFLOW

- Inspect burner ports for clogs or insect nesting quarterly.
- Confirm gas connections are secure and leak-free.
- Check ventilation clearances remain unobstructed.

GREASE MANAGEMENT

- Deep-clean grease traps and drip pans monthly.
- Never allow grease buildup near open flame components.
- Dispose of used grease according to local regulations.

STAINLESS STEEL CARE

- Clean with grain using a stainless-specific cleaner.
- Apply protective polish to resist fingerprints and salt air.
- Avoid chloride-based cleaners that cause pitting corrosion.

ANNUAL REFERENCE

ANNUAL MAINTENANCE CHECKLIST

- ☐ **Roof & Gutters**
  Clear debris, confirm drainage flow, inspect panel seams
- ☐ **Screens**
  Check for tears, sagging spline, and insect intrusion points
- ☐ **Doors**
  Test alignment, lubricate hinges, tighten hardware
- ☐ **Windows**
  Vacuum tracks, test rollers, clear weep holes
- ☐ **Corrosion**
  Inspect fasteners and frame joints for oxidation
- ☐ **Sealants**
  Re-caulk cracked or shrinking seals around panels
- ☐ **Drainage**
  Flush deck drains and confirm unobstructed flow
- ☐ **GFCI Outlets**
  Test and reset all exterior electrical outlets

PROFESSIONAL SUPPORT

WHEN TO CALL US ALUMINUM

- **Torn Roof Screens —** extensive damage beyond basic re-spline repair.
- **Corroded Fasteners —** visible rust, pitting, or structural fastener failure.
- **Door Misalignment —** persistent sagging that hardware adjustment cannot fix.
- **Active Leaks —** water intrusion at panel seams, roofs, or window frames.
- **Storm Damage —** bent framing, dislodged panels, or compromised bracing.
- **Electrical Concerns —** tripped GFCIs, exposed wiring, or fixture moisture damage.

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SCHEDULE A PROFESSIONAL INSPECTION TODAY

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This guide provides general maintenance recommendations. Product specifications and warranty terms may vary by installation. Consult your original contract for warranty-specific maintenance requirements.