

Ultimate Door of Palm Beach (561) 642 - 2828

Preservation & Maintenance Checklist

This comprehensive maintenance checklist is designed to help you preserve the beauty, performance, and longevity of your aluminum clad wood fixed windows and doors. Aluminum clad wood windows and doors combine the warmth and natural beauty of wood interiors with the durability and low-maintenance benefits of aluminum exteriors. Regular maintenance is essential to protect your investment and ensure optimal performance for decades to come.

MAINTENANCE SCHEDULE OVERVIEW

Frequency	Task Category	Focus Areas
Monthly	Visual Inspection	Check for obvious damage, water staining, or issues
Quarterly (Every 3 months)	Basic Cleaning & Inspection	Exterior cladding, interior wood, hardware operation
Semi-Annually (Spring & Fall)	Detailed Maintenance	Seals, weatherstripping, drainage, finish touch-ups
Annually	Comprehensive Review	Complete inspection, professional assessment if needed

1. EXTERIOR ALUMINUM CLADDING MAINTENANCE

Quarterly Cleaning (Every 3 Months)

- Wash exterior aluminum surfaces with mild soap and water solution
- Use soft cloth or sponge; avoid abrasive materials that can scratch the finish
- Rinse thoroughly with clean water from top to bottom
- Dry with clean, soft cloth to prevent water spotting
- Clean all drainage weep holes to ensure proper water evacuation
- Remove any dirt, debris, or cobwebs from corners and crevices

Semi-Annual Inspection (Spring & Fall)

- Inspect aluminum cladding for scratches, dents, or finish deterioration
- Check for signs of corrosion, especially in coastal environments
- Examine caulking and sealant around the perimeter for cracks or gaps
- Look for any signs of water infiltration or staining
- Verify that the finish coating is intact and adhering properly
- Touch up any minor scratches with manufacturer-approved touch-up paint

Important Notes

Avoid: Harsh chemicals, solvents, petroleum-based cleaners, or abrasive cleaners that can damage the finish

Recommended cleaners: Mild dish soap, specialized aluminum cleaner, or manufacturer-recommended products

Special conditions: In coastal or industrial areas, increase cleaning frequency to monthly

2. INTERIOR WOOD MAINTENANCE

Quarterly Care

- Dust wood surfaces with soft, dry cloth or microfiber duster
- Clean with slightly damp cloth if needed; dry immediately
- Inspect finish for wear, scratches, or damage
- Check for signs of moisture damage, warping, or discoloration
- Examine joints and corners for any separation or movement
- Wipe up any condensation or moisture immediately

Semi-Annual Finish Maintenance

- Clean thoroughly with wood-specific cleaner appropriate for your finish type
- Apply wood conditioner or polish as recommended by manufacturer
- Touch up minor scratches or wear areas with matching finish

- Check and repair any chips in paint or varnish
- Apply fresh coat of protective finish to high-wear areas if needed
- Ensure proper humidity levels (40-55%) to prevent wood movement

Important Wood Care Guidelines

Finish types: Follow manufacturer's specific recommendations for painted, stained, varnished, or oiled finishes

Humidity control: Maintain consistent indoor humidity to minimize wood expansion and contraction

Direct sunlight: Use window treatments to protect wood from UV damage and fading

Never use: Excessive water, steam cleaners, or harsh chemical cleaners on wood surfaces

3. HARDWARE AND OPERATING COMPONENTS

For Fixed Windows (Non-Operating)

- Inspect all mounting hardware and fasteners for tightness
- Check structural integrity of frame attachment
- Examine any decorative hardware for corrosion or damage
- Verify that window is properly secured in opening
- Look for any signs of movement or settling

For Doors with Operating Hardware

- Test all locks, handles, and hinges for smooth operation
- Lubricate hinges with silicone-based lubricant (semi-annually)
- Apply graphite powder to lock cylinders (annually)
- Tighten any loose screws or hardware
- Adjust door alignment if needed for proper closing
- Check threshold for wear and proper seal
- Inspect and adjust door closers if applicable
- Test deadbolts and ensure proper engagement

4. WEATHERSTRIPPING AND SEALS

Semi-Annual Inspection

- Inspect all weatherstripping for compression, tears, or deterioration
- Check door sweeps and thresholds for proper seal
- Examine glazing gaskets around glass for integrity
- Test for air leaks using incense stick or tissue paper on windy day
- Replace any damaged or compressed weatherstripping immediately
- Clean weatherstripping with mild soap and water; allow to dry
- Apply silicone spray to rubber seals to maintain flexibility (sparingly)

Exterior Sealant Maintenance

- Inspect all exterior caulking and sealant joints
- Look for cracks, gaps, or separation from surfaces
- Remove and replace failed sealant (annually if needed)
- Use high-quality exterior-grade sealant compatible with aluminum and wood
- Ensure proper adhesion by cleaning surfaces before application
- Maintain consistent bead width and proper tooling

5. GLASS AND GLAZING

Regular Cleaning

- Clean glass with quality glass cleaner or vinegar-water solution
- Use lint-free cloth or squeegee for streak-free results
- Clean both interior and exterior surfaces quarterly
- Remove any labels, stickers, or adhesive residue carefully
- Clean window tracks and sills during glass cleaning

Glass Inspection (Semi-Annually)

- Inspect for cracks, chips, or damage to glass
- Check for seal failure in insulated glass units (cloudiness between panes)
- Examine glazing beads and stops for proper fit
- Look for condensation between glass panes (indicates seal failure)
- Verify that glass is properly seated in frame
- Report any glass damage to professional for repair/replacement

6. DRAINAGE AND WATER MANAGEMENT

Quarterly Inspection

- Clear all weep holes and drainage channels of debris
- Flush drainage system with water to ensure proper flow
- Check that water drains away from window/door opening
- Inspect surrounding areas for signs of water damage or staining
- Verify that exterior grade slopes away from foundation
- Clean gutters and downspouts to prevent overflow onto windows/doors

Water Damage Prevention

Interior: Address any condensation issues promptly; may indicate ventilation or humidity problems

Exterior: Maintain proper flashing and ensure siding is not directing water into window/door assembly

Critical: Any signs of water infiltration should be addressed immediately to prevent wood rot

7. SEASONAL MAINTENANCE TASKS

Spring Preparation

- Perform comprehensive cleaning of all surfaces
- Inspect for winter damage (ice, snow, extreme cold effects)
- Check and repair any caulking or sealant damage
- Touch up exterior finish if needed
- Lubricate all moving parts on doors
- Test and clean drainage systems thoroughly
- Check screens for damage and clean if applicable

Fall Preparation

- Clean and inspect before winter weather
- Ensure all seals and weatherstripping are intact
- Apply protective treatments to wood if needed
- Check that windows and doors are properly weather-tight
- Remove any debris from drainage channels
- Inspect for any gaps that could allow cold air infiltration
- Consider storm door installation for added protection

8. PROFESSIONAL INSPECTION AND MAINTENANCE

When to Call a Professional

- Structural issues with frame or installation
- Significant wood rot or water damage
- Failed insulated glass units (condensation between panes)
- Major finish deterioration requiring refinishing
- Door alignment issues that can't be corrected with simple adjustment
- Damaged or failed weatherstripping that requires frame disassembly
- Any repairs involving removal of glass or major components

Recommended Professional Services

Annual inspection: Comprehensive evaluation by qualified window/door professional **Every**

5-7 years: Consider professional deep cleaning and refinishing of interior wood **Every 10-15**

years: Evaluate need for weatherstripping replacement and hardware updates **As needed:**

Glass replacement, structural repairs, or major refinishing projects

9. MAINTENANCE RECORD LOG

Keep detailed records of all maintenance activities. This log will help you track your maintenance schedule and can be valuable for warranty claims or future service needs.

Date	Maintenance Activity	Issues Found	Action Taken	Next Service

10. IMPORTANT REMINDERS & BEST PRACTICES

Manufacturer's warranty: Follow manufacturer's recommended maintenance to maintain warranty coverage

Product-specific instructions: Always refer to manufacturer's care instructions for your specific windows and doors

Environmental factors: Adjust maintenance frequency based on your climate and exposure conditions

Document everything: Keep receipts, warranty information, and maintenance records together

Preventive approach: Small issues addressed promptly prevent costly major repairs

Professional help: Don't hesitate to consult professionals for complex issues

Quality materials: Always use recommended cleaners, lubricants, and repair materials

Safety first: Use proper ladders and safety equipment when accessing high windows

This maintenance checklist is a general guide. Always consult your manufacturer's specific care and maintenance instructions. For questions or concerns about your aluminum clad wood windows and doors, contact the manufacturer or a qualified professional.