

MAINTENANCE  
GUIDE



Tower Business Park, Kelvedon Road, Tiptree, Essex, CO5 0LX  
Tel: 01621 818155 Email: sales@mumfordwood.com  
www.mumfordwood.com

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There are many things to consider when maintaining your timber windows and doors. The below information should offer some helpful advice, however if you have any queries regarding your specific product then please don't hesitate to contact us directly.

#### How does weather affect my windows and doors?

Each timber window and door needs to be regularly maintained to look it's best, and climate/weather can have a significant impact on how often treatment is required. Wind, humidity and sun exposure can all affect the longevity of the paint, finish and materials used.

#### How often do I need to clean my windows and doors?

We recommend that you clean your windows and doors at least twice per year, and preferably during warmer weather. However, this is subject to environmental conditions. For example, if you are coastal, you will need to clean the windows more regularly.

#### What shall I use to clean with?

The finish coat should be lightly washed down with clean water to remove dust, insects, and other contaminants, which can form a base for algae and fungi growth.

A mild detergent solution can be used and then rinsed thoroughly, but never use hose pipes or large quantities of water on the product.

A top tip is to avoid any cleaning products that act as a corrosive agent, like ammonia.



# Sash Windows

## What do I need to consider?

The sash balance units are lubricated during the production process and are designed to be self-lubricating during the operation of the window sashes. Therefore, the balances should only require a minimum of maintenance but we would recommend the following check is made annually:

- Check that the balance fixing screw is secure (do not over-tighten)
- Check that the bottom fixing bracket is secured to the sash and not damaged or distorted in any way
- If dirt and debris has built up at the bottom end of the balance it can be cleaned with a cloth and re-greased
- Check that the travel stops are in place, and that the sash moves to contact the stops without any undue force. This will ensure the balances are not being over extended or crushed.
- Check for smooth running of the sashes. Note: balances are non-adjustable
- If your sash windows are hung on cords with pulleys and weights then ensure to maintain cleanliness of sash cord and weather seals.



# Additional considerations

## Do I need to repaint my windows and doors?

Products have been treated with a spray applied top quality high build water based microporous flexible paint system manufactured by Teknos (UK) Ltd. Our standard finish is three coats which does not require any further initial treatment except a “touch up” to any marked or damaged areas. Look out for flaking, peeling, colour fading or a raised grain. These are all signs that you may need to touch up your paintwork.

## Do I need to re-coat my windows and doors?

A product may need to be recoated after a long period of time. Mumford & Wood's three coat factory applied finish should have a desired life of up to 30 years. This could be reduced for exposed areas including high elevations and coastal regions. South elevations will always wear quicker than other elevations, and translucent stain finishes have reduced durability.

## What is the best way to re-coat?

Always use good quality water based microporous paints to maintain the system. We recommend a semi-satin Teknos Aquatop 2600, (hand brush version for maintenance);

- Apply two coats using a good quality synthetic brush
- Pay particular attention to horizontal surfaces, cills and bottom glazing bead
- Avoid painting weatherstrips, glazing gaskets and hardware
- Paint end grain, tops and bottoms of doors
- Do not close or slide sashes onto freshly painted surfaces
- Always follow paint manufacturer recommendations
- Aquatop will adhere to the original Aquatop surface without de-nibbing or sanding

## Do my fittings need to be maintained too?

Security-relevant elements of fittings should be tested for stability and checked for wear on a regular basis. If required, the fixing screws should be tightened, or components should be replaced.

Furthermore, the following maintenance should be carried out at least once a year – or more frequently, depending upon the demands imposed upon the equipment.

All moving parts and all locking points of the fastening system should be greased and tested to ensure that they are functioning properly. Only cleaning materials which do not have an adverse effect upon the anti-corrosion treatment of the fittings should be used.

Lubricate all movable parts as shown using ball bearing lubricant or standard motor oil. NB WD40 is NOT suitable.

