



Mi



**American
Architectural
Manufacturers
Association**

Reprint courtesy of MI Windows and Doors, an AAMA charter member

Window Care and Cleaning



AAMA—an innovative industry leader

AAMA is the source of performance standards, product certification and educational programs for the window and door industry.SM

Since 1936, the American Architectural Manufacturers Association (AAMA) has become recognized for the development of standards that provide third-party validation of product performance and quality. Today, AAMA's active membership includes innovative window, door and skylight manufacturers, component and material manufacturers and service and consulting companies dedicated to creating standards that help ensure that AAMA-certified products perform to the needs and expectations of home and business owners.

AAMA's gold label—a mark of certified quality

Look for the AAMA gold label as your standard for windows and doors and their components. Those items earning the AAMA gold label have been certified to meet rigorous performance standards. You can be confident when you choose AAMA certified products and components; a sample of each product design is tested and has proven to meet stringent AAMA standards.

AAMA provides this information as a general guide to caring for your windows and doors to enable you to receive the most enjoyment and best performance from these products.

Consult and follow your manufacturer's warranty, owner's manual or website for details on caring for your specific products and materials.

Tips on caring for your products

It's important to read and understand your manufacturer's warranty and have your windows and doors installed according to the manufacturer's instructions for best performance.

- Consult with the manufacturer's specific instructions, especially before using potentially abrasive or caustic cleaners or solvents.
 - Generally, when cleaning glass, it's a good idea to use a vinegar-based glass cleaner or mild dish soap and water with a soft, lint-free cloth or paper products. You may carefully use a squeegee to dry.
 - Petroleum-based cleaners or solvents should not be used as they can streak the glass and weaken the seal between the glass and frame.
- Applied film should only be added with approval from the window or door manufacturer. The addition of aftermarket products may void the original manufacturer's warranty or alter product performance.
- Clean tracks and weepholes using a dry paint brush or vacuum brush attachment. The use of oil-based lubricants can damage the weephole. Weepholes help channel water out of the window or door, so be sure they are free of debris.
- Carefully clean the frame surfaces as directed by the manufacturer. If you live in an area with saltwater or acid rains, it's a good idea to hose off the exterior of your windows and doors several times a year with water to help protect them from the harsh elements. The use of a razor blade, steel wool, putty knife, or abrasive pad may damage your window.
- Check weatherstripping, hardware, and caulking and replace broken, worn, or damaged parts. Poor performing components can decrease security or energy efficiency.
- Reduce the risk of an insecure environment or loss of energy efficiency by leaving windows and doors closed and locked when not in use for ventilation.
- Choose windows and doors designed and tested to meet stringent air, water, structural, forced entry, and thermal performance standards. Look for the AAMA Gold Label to verify this testing and certification.

Tips for cleaning glass

Glass care today is more important than ever.

Insulating, low-e, or heat reflective glass requires proper maintenance to ensure best performance over the life of the product.

- Never use a razor blade, putty knife, steel wool, abrasive pad, or anything that may scratch the glass surface.
- Never use a pressure washer or high-pressure sprayer to wash or rinse windows or doors as this can dislodge seals and gaskets and damage frame components.
- Clean glass with a vinegar-based cleaner or mixture of a mild soap or detergent and water. Rinse completely with clear water, then wipe dry with a soft cloth or a squeegee to help avoid water spots. Always test cleaners in an inconspicuous area first.
- Avoid washing glass in direct sunlight to reduce streaking of the glass.
- Avoid abrasive, petroleum-based, or caustic cleaners because they may cause permanent damage to the finish or the glass.
- When painting, staining, or finishing sash or frame components adjacent to glass surfaces the use of masking tape on the glass is recommended to protect it from splatter or overcoat that may require excessive clean-up.
- Clean screens by gently vacuuming with a brush attachment. Or, remove for cleaning and gently vacuum or wash on a flat, clean surface with mild soap and water and a soft brush. Rinse, wipe, or air dry and reinstall.



Clean MI windows with ease

Frame cleaning tips

Keeping your windows and doors clean applies to more than just the glass

Try these helpful cleaning and maintenance tips for your window and door frames.

- Vacuum dirt from sill and track areas before washing.
- Rinse completely with clear water and wipe dry.
- Avoid abrasive or caustic cleaners or solvents that might cause permanent damage to the frame finish.

- As with glass, a mild, nonabrasive soap or detergent is usually safest for most dirt and stain removal. Always test cleaners in an inconspicuous area first.
- Check to ensure that drainage or weepholes are always clear of dirt or obstructions—both inside and outside the window or door in the bottom of the frame. Note: If the window is “stacked,” there may be weepholes between units.
- Windows and doors can be vulnerable to water leakage at the corners if not properly maintained. If a crack appears, it should be sealed according to the manufacturer's instructions.

Additional tips

To help ensure that your windows and doors smoothly and easily open, close, lock, and unlock for years to come, refer to your owner's manual or manufacturer's website. In addition, follow these helpful maintenance tips.

- Moving hardware parts, tracks, and rollers should be lubricated periodically in accordance with the manufacturer's maintenance instructions. In salt air environments this may need to be done more frequently. Consult your manufacturer's warranty for specific details.
- Inspect your product regularly according to manufacturer's recommendation. Repair or replace broken, worn, or damaged parts. Poor performing components can decrease security or energy efficiency. Some examples are:
 - Cracks, dents, or marred surfaces (for cracked or broken glass/glazing call your local supplier for replacement)
 - Moisture or fogging between glass panes (call your local supplier for replacement)
 - Weatherstripping and caulking that is missing, cracked, brittle, or discolored should be replaced
- Rolling screen doors may be adjusted to run smoothly. Use a screwdriver—often in all four corners—to make adjustment. You may also adjust the lock strike placement by loosening screw fasteners, moving the strike plate, and retightening to check for proper lock operation.



Be sure to clean weepholes on stacked units

Designed to drain water

Windows and doors often have a simple drainage system or “weep” system designed into the frame and/or weather seal system to allow for accumulated water to drain to the exterior of the building. These water drainage pathways must be kept clear and clean for the window or door to operate correctly.

- Some products are designed with sloped sills to allow for water evacuation. It's normal for water to accumulate in the sill or track area with wind-driven rain. As water builds up or outside wind pressure subsides, the product is designed to allow water to drain to the exterior as long as the weep system is clear.
- If the weepholes contain insect screening consult your manufacturer's cleaning instructions.
- Keep sill or track areas clean of dirt or debris.
- Baffles on weepholes should move freely to allow water drainage and help reduce air infiltration.
- Make sure that outside and inside weepholes and sill area are kept clear of any dirt, sand, stucco, paint, sealants, roofing cement, or any other building materials. Use a small, soft bottlebrush or dry paint brush to clear openings.



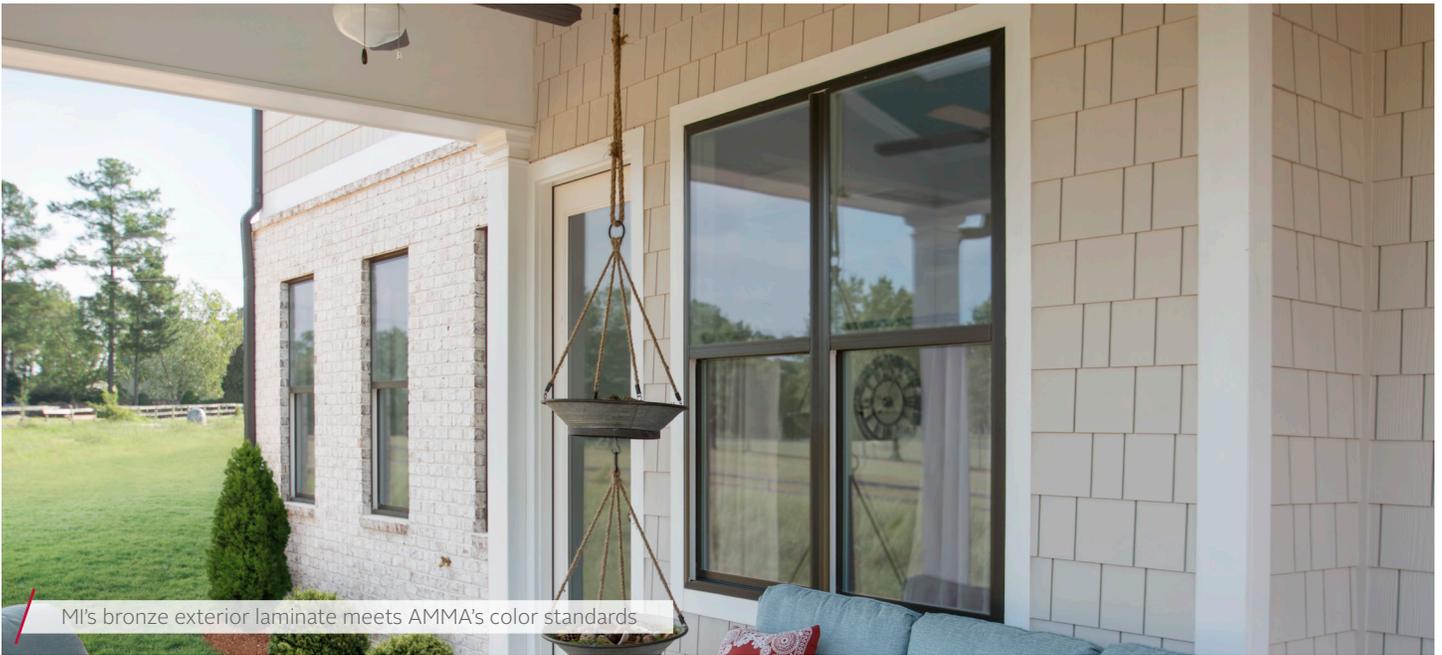
Understanding Moisture

Moisture condensation on interior window and door surfaces (glass/glazing, frame, etc.) is a natural occurrence if the interior relative humidity is too high, particularly in very cold climates.

- Condensation on the inside surfaces of a window or door is the result of interior air with a high moisture content (relative humidity – RH) contacting lower temperature surfaces on the glass or frame. The higher the interior air RH and/or the lower the temperature of the interior surfaces, the greater the potential for condensation to occur.
- Today's buildings are built "tighter" to reduce extraneous air exchange between the interior and exterior. This can lead to excessive moisture being trapped within the building envelope.
- Excessive interior humidity can lead to structural damage and health concerns if high moisture levels are sustained inside wall cavities. Wall deterioration, mold, and mildew can result.
- Integrated window ventilators and air exchange devices can increase building air changes and help vent excessive humidity. Open windows and doors whenever practical or possible to allow interior moisture to escape.
- On rare occasions, a window or door in a cold climate may have condensation on the exterior of the unit. This is due to radiant cooling of the exterior lite of glass in very high performing products and is not a cause for concern. In extreme conditions, moisture may freeze to form ice that can limit operability of the unit. In hot, humid climates, exterior condensation may also be prevalent, particularly in the early morning, due to the cooling of the glass from interior air conditioning. If you are experiencing this, replacing the product with a higher performing alternative may lessen or prevent further occurrence.



Laundry rooms often show signs of high RH



Understanding Color Retention

Many factors can affect the color and finish of windows, doors, and hardware. AAMA has established an industry color variation standard for factory applied paints and coatings on aluminum (excludes anodizing), fiberglass, vinyl, wood and cellulosic composites, and other materials. The AAMA standard provides a method of measuring your window and door products' compliance with color variation requirements.

AAMA/Industry Color Standard

Some degree of color variation is allowed for by industry standards. These standards take into account natural aging due to sunlight, weathering, and other factors describing the allowable change in color in ways that can be scientifically measured. Vinyl frames, cladding or components may be affected by solar radiation or chemicals that can cause color variation. Additionally:

- Chemicals can cause discoloration of materials.
- In dry climates with high levels of solar energy, a color variation may sometimes occur.
- A color variation has no effect on strength or structural integrity of the frame material.



Experience Clarity



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