Care & Maintenance for Master Iron Works Windows & Doors

1. General Principles & Safety

- Always refer to any product-specific instructions provided with your unit.
- Perform maintenance in moderate weather when surfaces are not extremely hot or cold, and avoid cleaning in direct sunlight so cleaners don't dry too fast.
- Wear protective gloves, eye protection, and use safe ladders or scaffolding for elevated work.
- Keep a maintenance log (date, actions taken, observations) — this can help with warranty compliance and future troubleshooting.

2. Inspection Schedule & What to Check

Frequency	Items / Components to Inspect	What to Look For
Quarterly	Frames, glass, hardware, weep holes	Accumulation of dirt, salt, debris, bird droppings
Semiannual / Coastal areas & high exposure zones	All exposed surfaces, seals, joint lines	Signs of corrosion, finish degradation, sealant deterioration
Annually	All moving parts, fasteners, gaskets, glazing beads	Smooth operation, loose screws, chipped paint, damaged seals
Every 5-10 years (or sooner if needed)	Full surface finish, potential re-coating	Broad rust areas, large chips, coating failure

During each inspection, make note of:

- Cracks, chips, or scratches in finish
- Localized rust or corrosion
- Loose or missing fasteners/hardware

- Degraded or brittle gaskets and weatherstripping
- Blocked drainage or weep holes
- Misalignment or sticking sashes/doors
- Sealant joints (between frame and wall) showing gaps or failure

3. Cleaning Procedures

Glass & Glazing Surfaces

1. Use a solution of **mild, non-alkaline detergent** (e.g. gentle dish soap) and warm water.
2. Apply with a soft cloth, sponge or non-abrasive brush.
3. Rinse thoroughly with clean water.
4. Squeegee or wipe dry with a lint-free cloth to avoid streaking.
5. Always test any new cleaner in an inconspicuous spot first.
6. **Avoid** abrasive pads, razor blades, strong solvents, high-pressure spray, or cleaners containing acids or alkalis. These can damage coatings and seals.
7. Do not clean glass when exposed to strong sunlight or high surface temperature to reduce streaking.
8. For tough residues (paint drips, adhesives), moisten with soapy water, then gently lift with a plastic scraper.

These guidelines mirror industry best practices for steel and metal windows/doors.

Metal Frames, Sashes & Ornamental Iron

1. Before washing, vacuum or brush out dirt and debris from sills, tracks, and corners. Clear out drainage/weep paths.
2. Use the same mild soap + water solution, gently wiping or brushing surfaces.
3. Rinse thoroughly and dry with a soft cloth.

4. Avoid using petroleum-based, caustic, or abrasive cleaners — overspray or residue can harm the finish or hardware.
5. Do **not** use pressure washers or high-pressure hoses — excessive force may dislodge gaskets or seals.

4. Lubrication & Hardware Maintenance

- Operable parts (hinges, pivots, rollers, tracks, sliding mechanisms) should be lubricated annually (or more often in harsh environments) using a **light machine oil or dry silicone spray**. Avoid lubricants with solvents or petroleum carriers that could degrade coatings or seals.

- For friction hinges or balance systems, confirm manufacturer recommendations before lubricating — avoid over-lubrication that may upset balancing mechanisms.

- Clean any cam handles, catches, or locking mechanisms of debris before applying oil. Cycle them through their full range to spread lubricant evenly.

- Check fasteners (screws, bolts) on hardware and keepers; tighten as needed.

- Ensure multi-point locking systems (if applicable) are adjusted so all locking points engage smoothly.

5. Weather-Seals, Gaskets & Joint Sealants

- Inspect weatherstripping and gaskets annually for signs of hardening, cracking, compression set (not returning to shape), or missing sections. Replace any compromised segments to maintain tight seals.

- Use a “paper test” (placing paper between sash and frame and closing) to check for uniform compression of the seal.

- Check sealant joints at the perimeter (between frame and adjacent construction). If you see gaps, detach or deteriorated sealant, remove and clean the joint, and apply compatible new sealant.

- Keep glazing beads secure; if loose, re-seat or fasten properly.

- Avoid contact of solvents or aggressive chemicals with gaskets/strips.

6. Touch-Up & ReCoating

- Small chips or scratches in the finish should be touched up promptly with matching paint or finish material to prevent corrosion beneath the surface.

- Use touch-up materials recommended by Master Iron Works to ensure compatibility with the factory finish.

- Broader finish deterioration (e.g. widespread loss of coating, rust patches) should be assessed by a professional refinisher or by Master Iron Works maintenance specialists.

- In many cases, steel/iron windows and doors may require full re-coating or refinishing every **10–20 years**, depending on exposure, environment, and condition.

7. Special Considerations & Environmental Factors

- In coastal or high-salt environments, schedule more frequent cleaning (e.g. quarterly or even monthly) to remove salt deposits before they corrode finishes.

- After severe weather (storm, hail, high winds), inspect frames, seals, drains, and glazing for damage or accumulated debris.

- Avoid applying decals, adhesive tapes, or stickers to metal or glass surfaces (or use only low-adhesive materials) as removal may damage finish or glass coatings.

- Avoid physical impact against frames or glazing — dents or deformations may compromise long-term performance.

- Be cautious of landscaping or irrigation systems that may spray water or fertilizers onto the windows/doors — these may leave harmful residues.

8. When to Call for Professional Service / Repair

- If you observe widespread corrosion beneath coatings, structural warping, or difficulty in operation beyond what simple adjustment or lubrication can fix.

- If locks, multi-point systems, or seals fail repeatedly or break.

- If you detect water infiltration or condensation between glass panes (sign of failed insulated glazing unit).

- If sealant joints or perimeter flashing appear compromised and need re-engineering or resealing.

- Master Iron Works can offer renovation, refinishing, repair, or full maintenance packages for units installed.