



Maintenance Guidelines

The following information gives some basic guidelines on maintaining and redecorating factory finished windows and doors. The information relates to water-based paints which dry quickly and with little odour. Applying them requires a different brushing technique (*described further on in this section*) from traditional oil paint.

General care of factory applied coatings systems will give many years of life between re-painting cycles. Simple steps such as wiping down the joinery finish to remove dirt and insects will help extend the life of the decorative finish. This can be done at the same time as cleaning the glass.

Good household maintenance also helps to extend repainting intervals. Modern paint systems used by OTR Joinery are flexible and resistant to direct weathering but will begin to degrade when sunlight (UV) starts to degrade the lignin in the timber surface. Some “chalking” of the paint film will occur over time due to surface erosion of the microporous paint film. This is quite normal and does not detract from the system performance.

At least once a year maintenance

- **Hinges and handles should be checked and treated with a light oil.**
- **Dust or grime should be removed from weatherseals and trickle ventilators.**
- **Each Spring, the joinery should be inspected and any minor areas of coating damage, shakes or open joints should be spot repaired.**

Repair products that you will need

The list below shows the typical maintenance products used to maintain your factory finished windows and doors. These can be purchased direct from our paint supplier Elmbridge Supplies UK, Unit 20, Spinnaker Road, Hempstead, Gloucester, GL2 5FD. Payment is accepted by credit or debit card and orders placed before 12 noon will normally be despatched the same day and delivered by courier the next working day.

Typically, one litre of primer will cover a surface area of six to eight square metres and topcoat three to six square metres.

Primers & base stains

- AML3519/13 White Primer/Basecoat Pigmented (can be tinted to pastel colours and grey) or AM623 Translucent Basecoat



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Topcoats

- AZ9730 Topcoat translucent or opaque finish

Ancillaries

- Sayerlack XA0469/00 end grain sealer, brushable

The recommended Sayerlack products are water-based, with VOC levels significantly below current and proposed legislative levels. Sayerlack does not use heavy metal additives in any of its products.

Site Rectification Advice

First and subsequent redecoration

All areas to be re-coated should be lightly abraded with a fine grade abrasive paper, washed down with a mild detergent solution and rinsed with clean water. This is to remove dust, insects and other contaminants, which can form a base for algae and fungi growth.

Using a good quality, long haired, synthetic brush, designed for use with acrylic paints, apply one or two coats of Sayerlack opaque or translucent topcoat in the appropriate shade, colour and gloss level.

Allow to dry for two - four hours depending on drying conditions between coats.

Problem areas

If regular maintenance is delayed or some other damage has occurred, additional steps may be necessary to reinstate the finish to its initial condition. The notes below cover the most common problems and further help is available from Elmbridge Supplies UK sales support and customer service teams.

Minor flaking

Where minor flaking affects small areas of the topcoat surface, but the timber substrate is not exposed:

- Abrade the damaged area with a fine grade abrasive paper to remove all unsound coating and feather out to leave a smooth surface.
- Clean down and wash the abraded area to remove dust. Allow to thoroughly dry.
- Apply a coat of our opaque or translucent topcoat in the appropriate shade, colour and gloss level to the damaged area. Allow to dry for two - four hours, depending on drying conditions, and then apply a second coat.
- If the damaged area is widespread, lightly abrade the complete frame, repair the damaged area as described above. Apply the second coat to the complete frame.

Moisture penetration

Where moisture has penetrated joints, end grain, mitres or natural movement of the timber has opened shakes, treat as follows:

- Abrade the damaged area with a fine grade abrasive paper to remove all unsound coating and feather out to leave a smooth surface.
 - Clean down and wipe the abraded area with a damp microfibre cloth to remove dust. Allow to thoroughly dry.
 - Prime with AM0623 base stain in the original colour for translucent systems or AML3519/13 primer for opaque systems.
- Seal any exposed end grain with Sayerlack XA0469/00 end grain sealer and allow to thoroughly dry. Apply a coat of Sayerlack AZ97 opaque or translucent topcoat in the appropriate shade, colour and gloss level. Allow to dry for four hours and then apply a second coat.

Resin exudation

Most hardwoods exude tannins, while softwood knots may bleed tannin or exude resins. Both can stain the topcoat and liquid resin may seep through the coating leaving a sticky residue on the surface. These problems, normally seen after installation, can be aesthetically unappealing but rarely detract from coating performance. Restoring the appearance and integrity of the coating, is straightforward and explained in the maintenance guidelines below.

Resin occurs naturally in timber, in pockets within the wood or associated with knots. Some timber species are naturally more resinous than others, but the presence of resin is normally not detectable when joinery is manufactured. Resin exudation often occurs on southern elevations and on darker coloured joinery where the sun's heat liquifies and mobilises the resin drawing it to the surface.



Treatment guidelines where resin has exuded through the coating

Although it may be unsightly, it is better not to remove fresh sticky resin. In practice, this can be very difficult, and its presence indicates that the exudation is still continuing. Remedial work is often best left until the first maintenance period, by which time the resin has normally fully crystallised.

The best remedial treatment is to allow it to weather until it dries and oxidises, forming a white crystalline powder. The dried resin can then be removed with a stiff nylon or natural bristle brush, and any remaining residues washed off with a cloth.

Water-based coatings often allow the passage of resin to the surface without damaging the coating. If the finish is not damaged, by over-vigorous scrubbing during crystal removal, recoating is often unnecessary, but otherwise an overall application of a finish coat restores the general appearance of the timber and maintains its protection.

Applying water-based paints

The short drying time and reduced flow of water-based paints requires a different technique to achieve a good finish. Following a few simple hints will produce excellent results.

Brush quality: the quality of the brush is very important. A long-haired synthetic brush will give the best results. Short haired or worn brushes may leave lines in the dry film. Thoroughly wet the brush with water before starting, ensuring the base of the bristles (the heel of the brush) is fully wetted.

Paint viscosity: this affects the ease of application. Generally, the product can be applied directly from the tin, but thinning with between 5% and up to 20% maximum of water will improve the product's flow and levelling properties, particularly in warmer weather. For best results follow three simple steps:

1. Load the coating generously onto the surface and disperse the paint briskly.
2. Even out the coating with light diagonal cross strokes, do not overbrush. The coating will flow and level naturally.
3. Finish the application with light brush strokes in the direction of the grain.

Even application

With practice, an even coat can be applied quickly. An even coating film is important for durability, but also for appearance, particularly in the case of translucent wood stain.

A systematic approach

Apply and finish each section systematically, so on a door or window: paint one component at a time e.g. top rail followed by the style and then the bottom rail.



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Application of darker shades

When applying darker opaque colours over previously applied lighter shades use a base coat of the final colour or one coat of a Sayerlack AML3519 grey primer to aid opacity.

Temperature and humidity

Do not attempt to paint when the temperature is below 5 degrees Celsius or if the relative humidity exceeds 80%, as the curing and performance of the coating may be impaired.