



LIVINGSPACE SUNROOMS MAINTENANCE AND COSMETIC CARE GUIDELINES

Your Sunroom or Conservatory is built to last a lifetime if properly maintained and cared for. The information in this document is intended as a guideline for the care and cleaning of your products to ensure that their performance and cosmetic appearance are maintained throughout their lifetime.

Please read through these care guidelines, and as always, if you have any questions, do not hesitate to contact your dealer for assistance.

Glass Cleaning:

In many cases, the majority of your Sunroom or Conservatory is made up of glass in a combination of fixed panels or operable windows and doors. The same glass cleaning methods can be used for all products manufactured by LivingSpace Sunrooms.

Ammonia based cleaners (Windex®) should be tested in a small, inconspicuous area to ensure they will not harm the finish of the window frames or sunroom structure. Cleaner applied to the glass surface can be wiped / rubbed as needed to remove smudges and dust. Excess cleaner that may spill or run onto the window frames or other structure should be carefully dabbed with an absorbent cloth to remove them, as a scrubbing motion may cause any debris suspended in the fluid to scratch or dull the surface.

Glycol based cleaners (Sparkle®) are less harsh, but do not evaporate as quickly and may need more drying time. Glycol based cleaners are considered safer for vinyl based surfaces but should still be tested in a small area before liberal use.

Cleaning the Structure / Walls / Ceiling:

There are a vast number of materials and finishes available depending on the product line and options you've selected. If you are unsure of the finish descriptions below, please contact your dealer for clarification of the materials used in your project.

- **Vinyl Clad Sunroom Structure:** The entire structure of your Sunroom or Conservatory is clad with non-porous, Virgin Vinyl. Airborne dust / debris, accidental spills, leaves, insects, etc. will not penetrate the surface and should not require more than a gentle cleaning to remove. Clean any debris from the sunroom structure (interior or exterior) using a cloth or sponge with warm water and a mild, non-abrasive detergent. Care should be used to avoid scrubbing too hard, as particles of debris may scratch or dull the surface. Gently wipe the structure in one direction as needed, and allow to dry.
- **Vinyl Knee-Wall / Fill Panels:** If Vinyl Fill Panels are present and are contaminated with dirt or debris, take care NOT to scrub these areas with a cloth or sponge. These fill panels are textured, and the tiny embossed areas can be damaged by scrubbing dirt into the embossing. These areas should be cleaned using the same warm water and mild, non-abrasive detergent.

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Instead of a cloth or sponge, a soft bristle brush (preferably nylon) should be used in a small, circular motion to dislodge any dirt or debris. The area can then be dabbed with a damp cloth to remove any remaining material.

- **Eco-Green, Vinyl Ceiling Panels:** These panels should be carefully cleaned as needed using the same method as the Vinyl Knee-Wall panels...warm water and mild detergent, with a soft bristle brush (preferably nylon). Clean small areas at a time using a small, circular motion to dislodge any dirt or debris. The area can then be dabbed with a damp cloth to remove any remaining material and allowed to air dry.
- **Aluminum Ceiling Panels:** These panels have a textured aluminum skin with a glossy finish and should be cleaned using a glass cleaner like Windex®. Again, take care on any glossy surfaces to avoid scratching the finish by scrubbing too vigorously. Always test cleaners in an inconspicuous area to make sure they will not damage or dull the finish.
- **Conservatory Roof Systems (Interior):** Conservatory Roof Systems are made up of a combination of vinyl clad structural members supporting either glass or Polycarbonate (translucent) panels. The structural members should be cleaned using warm water and mild detergent. Clean glass panels as outlined in the first section of this document (see "Glass Cleaning"). Polycarbonate Panels should be cleaned periodically (we recommend annual cleaning at a minimum). Use warm water with a mild, non-abrasive detergent and a sponge or soft cloth. Particular care should be taken when cleaning hardened debris from the roof to avoid scratches.
- **Conservatory Roof Systems (Exterior):** Conservatory roof systems are designed with a sufficient slope so that dirt and debris will generally be washed from the surface during normal rain events. If there is a buildup of debris or dirt that needs to be removed manually, extreme care must be taken during the cleaning process to avoid the potential for costly damage to the structure if improper tools or materials are used. In the unlikely event that your roof needs to be cleaned, please use caution.
- **NOTE:** The exterior of a conservatory roof (Glass or Polycarbonate) is made up of a complex system of weather-stripping and guttering components. DO NOT spray the roof with a pressurized garden hose or power washer. A typical garden hose delivers significantly more pressure than you would expect. Please be aware that a garden hose has an average flow rate of 6 gallons per minute (6GPM). Spraying that through a nozzle exceeds the world's record rainfall by nearly 50 times! Pressurized water in the wrong area can penetrate the roof seals and force water into places it would not naturally travel. This can cause leaks, mold or mildew and should be avoided at all costs.
- We recommend an over-the-counter glass cleaner designed for use with exterior window surfaces such as the following:

http://www.amazon.com/Windex-Outdoor-Glass-Patio-Cleaner/dp/B000V9QN1A/ref=sr_1_1?rps=1&ie=UTF8&qid=1442438679&sr=8-1&keywords=outdoor+glass+cleaner

http://www.amazon.com/KRUD-KUTTER-WW32H-Window-32-Ounce/dp/B001NPD2K6/ref=sr_1_2?ie=UTF8&qid=1442438679&sr=8-2&keywords=outdoor+glass+cleaner

Use these cleaners, in conjunction with a telescoping, RV style cleaning wand with an adjustable pressure valve, such as the following:

http://www.amazon.com/Camco-43633-Brush-Adjustable-Handle/dp/B001D8TGJE/ref=sr_1_1?ie=UTF8&qid=1442438830&sr=8-1&keywords=telescoping+rv+cleaner

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- Gently loosen debris from the roof by brushing up and down in line with the roof bars or lines in the Polycarbonate (if applicable). Then stop the flow of cleaning solution and rinse clean. There are a few useful videos of this cleaning process available online, such as this:

<https://www.youtube.com/watch?v=c1o75KvADRU>

Notice the care taken to control the amount of water flow (barely noticeable) and to keep any scrubbing motion in line with the Polycarbonate flutes. This is a virtually perfect cleaning technique.

- **Conservatory Roof Systems (Gutters):** The gutters and downspouts of your conservatory (if applicable) should be cleaned regularly (spring and fall, after the trees shed their leaves at a minimum). Plugged gutters causing ice damming in cold climates is the #1 cause of roof damage. Conservatory gutters do not have a pitch, or slope like a traditional house gutter, and must be inspected and cleaned thoroughly.

General Maintenance:

Very little maintenance is required to keep your Sunroom or Conservatory in perfect condition. The following items are generally considered to be required on an annual or as needed basis. As always, if you have any questions or concerns regarding a particular process, please do not hesitate to contact your dealer.

- **Sunroom Windows and Doors:** All styles of Sunroom Windows and Doors are virtually maintenance free. Generally, the only issues that arise are from debris building up inside the window tracks or clogging the drainage holes (or “weep” holes). A seasonal inspection and clearing any leaves, dirt or insect debris from the hollows in the frames when your windows are opened is all that is required. This is especially true for sliding patio doors. Keeping the bottom track clean and free of debris will keep your door operating smoothly for the life of the product.
- **Conservatory Windows and Doors:** Conservatory Windows and Doors can also be virtually maintenance free, with the exception of certain lubrication points on some Casement and Tilt / Turn style Windows. The same suggested cleaning and inspection schedule is recommended as with Sunroom Windows and Doors, with the added step of annual lubrication in particular areas. Review the following steps as applicable to the products installed in your Conservatory.

Many of today's hinges, dead bolts and locks are designed to be self lubricating so no ongoing maintenance is required. Door flag hinges that have nylon bearings do not require any maintenance.



Door flag hinge

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Any metal to metal joints that don't have nylon bearings (friction stays, espagnolettes and shootbolts) should be lubricated once a year with a light engineering oil, eg 3-in-1 or similar.



Rollers on door bolts or on espagnolettes or shootbolts that engage with keeps should be lubricated once a year with a light grease, eg lanolin or similar.



- **Conservatory Roof Systems:** Conservatory Roof Systems require no particular maintenance or adjustment, but should have the following items inspected annually for longevity:
 - **Gutter attachment**

The gutters are hung in composite “clips”, known as Gutter Brackets. During heavy snowfall, or ice formations in cold climate, sometimes gutters can become “unclipped” from the bracket and sag. The gutters can be easily snapped back in place if this occurs, as long as the brackets themselves have not been damaged.
 - **Gutter Brackets**

Inspect each gutter bracket for cracks, and replace any cracked brackets immediately. Each bracket shares the load of the gutters. When one fails, added stress is placed on the remaining brackets, causing additional failures soon after. During heavy snowfall, or ice formations in cold climate, Ice Damming can occur inside and around the gutters. This can cause serious damage to the brackets, gutters, and other components of the Conservatory Roof. It is highly recommended that Conservatories built in climates where Ice damming is a possibility have “heat tape” or electrical heating cable added inside the gutters to stop ice buildup from occurring. An example of a suitable product is available here:

<http://www.amazon.com/Easy-Heat-ADKS-500-100-Foot--Icing/dp/B0000DGAKL>