

## **OPERATING, MAINTENANCE AND CLEANING** **INSTRUCTIONS**

### **SERIES 1800 WINDOWS**

**Caution: Only a qualified window installer should perform window maintenance.**

#### **Basic Description of 1800 series window system**

The 1800 series window can be supplied with insulating glass or single glazed in a “split sash”/dual glazed configuration. It is a thermally improved system that uses a poured and de-bridged thermal barrier. The dual-glazed system can include optional venetian blinds between the glazed sash. The system includes fixed and operable (casements, hoppers, awnings) units. The optional self-mulling leg designs of the master frame allow for multiple run combinations of the various window types mentioned previously.

#### **FEATURES OF THIS SYSTEM INCLUDE:**

1. 2“ frame depth
2. Overlap Frame Design.
3. Mortise and tenon design.
4. Miter cut vents of a tubular design and extruded corner keys.
5. This system accepts from 1/8” single glazing to 1” insulated glass. Dual glazed/split sash systems are also available.
6. Architectural glazing tape, aluminum bead with Santoprene bulb.
7. Large polyurethane thermal break featuring a unique 4 race-way design.
8. Anodized or painted finishes.

## **REGLAZING THE OUTER VENT AND INNER VENT**

On casement windows, vent should be blocked out of square to allow for sag. Block the glass high on the lock side. Check setting block location when de-glazing for repair on fixed, awning or hopper windows glazing blocks at quarter points. The glazing system used is an architectural glazing tape on the exterior surface of the exterior glass.

Only a qualified glazing contractor should perform the re-glazing of a window.

1. First, remove the aluminum glazing beads. Completely clean the aluminum frame of glazing tape. Clean frame with toluene or other approved materials can be used.
2. Remove the broken or failed glazing.
3. Install the horizontal glazing tape.
4. Install new glazing. Install the vertical glazing tape. The vertical tape should overlap the horizontal tape by about 1/16" and must be pushed against the horizontal glazing tape to get a good seal.
5. Apply a small seam of butyl sealant to all joints where required, especially where tape meets. Sealant should be applied in all corners inside of the glazing tape.
6. Install the setting blocks where they were previously located prior to de-glazing.
7. Clean the edges of the glass with toluene or other approved material, then install the glass making sure that it is sitting on the setting blocks properly and firmly pressed against the glazing tape around its entire perimeter. Caution should be exercised during the procedure. You have only one chance to "set the glass" as the architectural glazing tape adheres tenaciously to the glass.
8. Check all aluminum glazing beads for nicks or dents that might interfere with their installation. Horizontal beads are to be installed first, then the vertical ones.

## **CLEANING.**

1. The glass may be cleaned using commercially available cleaning solutions intended for this purpose.
2. The aluminum portion of the window should be cleaned in accordance with AAMA publication number 610 “Voluntary Guide Specification for Cleaning and Maintenance of Painted Aluminum Extrusions and Curtain Wall panels” or AAMA 609 “Voluntary Guide Specification for Cleaning and Maintenance of Architectural Anodized Aluminum.” The publications can be ordered by contacting AAMA, the American Architectural Manufacturers Association at 1540 E. Dundee Rd., Suite 310, Palatine, IL 60067. Phone: (708) 202-1350 or Fax: (708) 299-1480. Or visit their web site at [www.aamanet.org](http://www.aamanet.org).

## **Annual Maintenance/Record Keeping:**

1. Peerless recommends an annual inspection of your windows and installation by a qualified window installer.
2. Check the general appearance of the windows and installation; specifically noting the seal integrity of the insulating glass, proper locking and operation of the window, and all caulking surrounding the window. Check all fin seal weather stripping and Santoprene bulbs for condition and continuity
3. Clean the window frame and glass as recommended in the “Cleaning” section.
4. Maintain a window log indicating the date of the annual inspection or any other service work performed on the windows. Note the person(s) who did the work, the condition of each window, the specific location of each window, and what service work or cleaning was performed.
5. Submit a photostatic copy of this log when requesting any warranty service work.

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