

omnia

Exterior Joinery

Maintenance Guide

Whilst timber coating systems are guaranteed to last many years in an exterior environment, certain considerations must be made to ensure joinery remains in a sound state. The natural beauty of timber as a material for Exterior Joinery means that, if maintenance is carried out regularly, it will retain its visual appeal for a lifetime.

It is important to remember that regular, minimal maintenance will make recoating / re-decorating joinery a far easier job and as such, Morrells have compiled an easy to follow maintenance plan.

Initial points to note:

Mould and Algae:

Whilst mould and algae pose little initial threat to the coating other than the aesthetic appearance, prolonged contact can have a detrimental effect on the coatings surface and lead to water absorption issues over time.

Whilst Soapy water may work for early mould attacks, a wipe with a solution of one part bleach to five parts water should be enough to remove most stains.

If the discolouration persists then use of a nylon bristled brush (Not metallic) can be used to remove the more stubborn stains.

Damage:

Areas where the coating has been damaged or more severely to the point where bare timber is exposed must be actioned immediately as this weak point will get progressively worse and will lead to extensive maintenance/re-decoration in the future if left unattended.

Scheduled Maintenance:

Timber whose orientation is north facing and is predominantly sheltered will generally require less maintenance than south facing timber on window sills or beads.

As a general note, any repairs should be carried out as and when necessary in order to make the job easier when it comes to the planned maintenance and re-decoration.

Monthly:



Morrells Woodfinishes Ltd. Wellington Works, Mill Lane, Woodley, Stockport, Cheshire. SK6 1RN
Tel: 08705 60 61 62 Fax: 08705 604 604 Email: enquiries@morrells.co.uk Web: www.morrells.co.uk

Registered Office: Morrells Woodfinishes Limited. Company no. 785935 VAT. Reg No GB 712 5048 66



Inspect the joinery for changes due to the natural settling and seasoning processes. A general rinsing or cleaning process is likely to be all that is required to maintain the freshly manufactured appearance. See Cleaning and Washing cycle section below.

Annually:

Re-Inspect the joinery for changes, if areas are seen where the coating has lost its lustre or aesthetic appearance then a more intense Cleaning/Washing cycle would be recommended. See Cleaning and Washing cycle section below.

Every three to five years:

The application of a maintenance coating is often recommended on a 3-5 year cycle (or as needed) for exterior Joinery since many factors such as the joinery's orientation etc... can influence the life expectancy of a coated timber system. See Re-applying Coatings/Re-decoration section below.

Five Years+:

All products deteriorate over time and this is particularly true of those that are exposed to the elements. Wind, rain and sunlight - not to mention wind-borne spores and general grime all contribute to the breakdown and deterioration of all materials'.

It is therefore important at this stage to maintain the protection of the system by increasing this barrier between the wood and the elements through the introduction of a maintenance coating. See Re-applying Coatings/Re-decoration section below.

A suggested re-coat/ maintenance coating table is shown in Appendix 1, however in practice, carrying out the first re-decoration approximately one year before the recommended time will significantly improve the longevity of the coating system. By using this table the redecoration period for each face can therefore be evaluated.

Recommended Actions:

Cleaning and Washing Cycle:

Wash with hot water and liquid detergent every 6 months. Rinse with clean water. During this process it is advisable to inspect all components of the window for defects and take action if necessary.

Re-applying Coatings - Re-decoration:

Remove any loose coating material from the affected areas and gently abrade with a medium grade of sandpaper (240 grit or higher), taking care to sand in the direction of the grain. Ensure that any 'grey' timber that has been damaged by ultraviolet light is removed back to a clean, bright surface.

In **DRY** weather, brush apply a single coat of a suitable maintenance coating (i.e. a waterbased, microporous exterior grade product) using a synthetic bristle brush to the abraded areas, ensure any areas of end grain is sufficiently coated and allow the coating material to dry.



Morrells Woodfinishes Ltd. Wellington Works, Mill Lane, Woodley, Stockport, Cheshire. SK6 1RN
Tel: 08705 60 61 62 Fax: 08705 604 604 Email: enquiries@morrells.co.uk Web: www.morrells.co.uk

Registered Office: Morrells Woodfinishes Limited. Company no. 785935 VAT. Reg No GB 712 5048 66



Appendix 1 – Suggested Re-coat/Re-decoration schedules

Construction	CLIMATE					
	Moderate (e.g. inland areas, low altitude)		Hard (e.g. within 1/2 mile of coastline)		Extreme (e.g. Coastal or high Altitude)	
	Translucent	Opaque	Translucent	Opaque	Translucent	Opaque
Sheltered (e.g. beneath porch or large roof overhang)	Every 5 Years	Every 8 Years	Every 5 Years	Every 8 Years	Every 5 Years	Every 7 Years
Partly Sheltered (e.g. window built back into reveal)	Every 5 Years	Every 8 Years	Every 5 Years	Every 7 Years	Every 3-4 Years	Every 5 Years
Not Sheltered (e.g. Face of building)	Every 5 Years	Every 7 Years	Every 3-4 Years	Every 5 Years	Every 3-4 Years	Every 5 Years

Note: Construction and Climate classes based on the classifications described in BS EN 927-1: 1997.



Morrells Woodfinishes Ltd. Wellington Works, Mill Lane, Woodley, Stockport, Cheshire. SK6 1RN
Tel: 08705 60 61 62 Fax: 08705 604 604 Email: enquiries@morrells.co.uk Web: www.morrells.co.uk

Registered Office: Morrells Woodfinishes Limited. Company no. 785935 VAT. Reg No GB 712 5048 66

