

MAINTENANCE MANUAL

THE FOLLOWING IS A LIST OF COMMON DEFECTS THAT VOID WARRANTY

- Clients must not open / close gate for 24 hours after being fitted to allow the concrete / grout or adhesive to cure. If the gate is opened before this time, the gate may set off level or drop, therefore voiding warranty.
- Gates are not designed for children swinging on them; dropped gate due to children swinging on them will void warranty.
- Gates are not designed for people transferring their weight on to the gate when leading over the gate to open them. Dropped gate due to this will void warranty.
- If any of our glass panels or gates are removed due to moving furniture or completing landscape works etc. will void warranty.
- Decking that has not been constructed correctly or failure to carry out recommended maintenance procedures on decking such as oiling to prevent swelling, warping or cupping etc. will void warranty.
- Keys will be left in the rear of the gate or in the letterbox or may be collected from our offices. Lost keys will require the client to get a locksmith at their own expense if they are not there to accept the keys or specify where the keys are to be left.
- Using cleaning agents other than in the products recommended in this document may void warranty.
- Failure to carry out regular maintenance as recommended in this document will void warranty.
- A customer satisfaction report must be completed at the end of each job, failure to complete and return it to our offices will void warranty.
- Children/tradesman or similar damaging materials by scratching, banging, kicking, bouncing etc.
- Pets mistreating materials.

KEEPING YOUR GLASS POOL FENCE PRISTINE & CLEAN

If you own a pool, then you are aware of the safety issues surrounding it. There are several types of fencing available however glass fences have gained popularity because of their aesthetic beauty and ability to show you what is happening on the other side of the fence in an instant.

Are you interested in having a glass fence installed around your pool area but are worried that you might have a hard time cleaning it? There really is no need to worry, since it is really is easy to maintain and clean glass fences without having to spend too much time, effort and money.

Stay away from glass cleaners. Glass Cleaners may leave residues on your glass fence. The best and cheapest cleaner is simple warm water and liquid soap (the kind that you use for your glasses and plates). Use a sponge to apply the soap and water on the glass just like you would when washing glasses and plates. Remove the soap suds by simply hosing it down with good clean water. Leave it to air dry.

For the railings and posts, it is recommended that you use a slightly damp soft cloth or sponge to wipe it clean. If you have a microfiber cloth on hand, this is also good as it is not harsh enough to cause micro scratches on the surface of the railings and posts.

If your rail or post is powder coated and it has a stubborn stain, manufacturers recommend that you use methyl-based mineral spirits or mineral-based turpentine to avoid damaging the powder coating.

Last but not least you should try to clean your glass fence and its attachments at least every 6 months to give it a longer life span.

Now that you know how easy it really is to clean and maintain a glass fence, there is no reason for you to not have a glass fence installed, is there?

CLEANING THE STAINLESS STEEL SPIGOTS, LATCHES AND HINGES

Use a soft brush with a mild detergent to clean all your stainless steel fittings (ie: spigots, hinges, latches). Rinse using fresh water to maintain the long term performance of your fittings. A light coating of Lanox will prevent tea staining. Cleaning should start at the time the products are installed.

Warning: Be sure not to use the incorrect cleaning product to maintain your stainless steel fittings as the wrong products can be harmful.

Frequency of Cleaning:

The frequency of such cleaning will depend on many factors including:

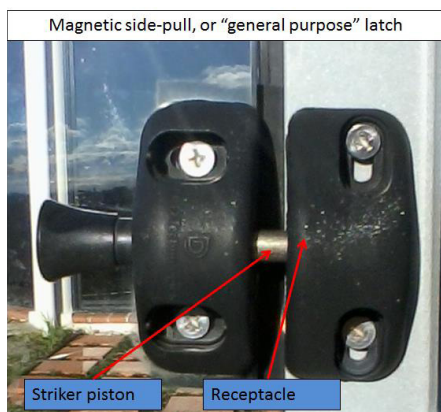
- Your geographical location
- The environment surrounding your location
- Levels of atmospherically pollution
- Prevailing wind
- Protection of your location
- Possibility of airborne debris.

FIX A RUBBING OR MALFUNCTIONING LATCH (MAGNETIC SIDE-PULL, ALSO KNOWN AS “GENERAL PURPOSE” LATCH)

These types of latches, often found on glass gates, can be very tricky to adjust. First, the cause of the rubbing or malfunction must be determined. The most common problems are:

- a. The striker is too far from the post (i.e., magnet not strong enough to pull the piston into the receptacle). In this case, it may be possible to remove one or both parts of the striker, move them toward each other, then re-install. It is generally easier to re-position the receptacle than the striker because it is usually screwed into an aluminium post rather than a glass panel.
- b. The striker piston does not match up with the centre of the slot on the striker receptacle, either because one of the two striker components is too low or high, or because the gate does not swing closed far enough to engage the striker. If the problem is caused by mismatched heights of the two striker components, it may be possible to remove one or both parts, move them up or down to better align them, then re-install.

In the photograph below, it can be seen that the striker is held in place by four screws inserted into slotted (elongated) holes. If the screws on the receptacle are loosened, it should be possible to slide the receptacle up or down, then tighten the screws to correct a vertical alignment problem. If the screws on the striker are loosened, it should be possible to slide the striker horizontally (left or right), then tighten the screws to correct a spacing problem.



It is often the case that this method of using the slots to adjust the striker position is not feasible because the screws are already in their furthest position within the slots (e.g., in the photo above the receptacle has little or no downward adjustment remaining because the screws are at the top of the slots). In this case, additional movement may be achieved by either drilling new holes in the post, or replacing the screws with thinner bolts and nuts extending all the way through the post or glass panel.

If the gate does not swing closed far enough to engage the striker, it may be possible to either increase the hinge tension, or add packing to the striker to move it further from the gate panel so that it engages earlier as the gate swings closed.

ADJUST GATE HINGE TENSION

Some types of hinges are adjustable, while others are not and must be replaced when they no longer function properly.



Adjustable KwikFit hinge

KwikFit and Easy-Fit hinges:

These are generally black, made of plastic, and shaped like a long, thin, butterfly with rectangular wings. Non-adjustable hinges, once corroded to the point where they no longer provide enough tension to consistently close the gate, must generally be replaced.

Adjustable Kwik-Fit hinges must be replaced once their adjustment mechanism reaches its maximum adjustment level. Unfortunately adjustable KwikFit hinges are no longer available, so they must be replaced with one of the other types of hinges (either non-adjustable KwikFit or D&D Tru-Close).

To adjust the tension on an adjustable Kwik-Fit hinge, insert a thin metal rod (such as an Allen wrench or the tool that came with the hinge) into one of the open holes in hinge axle. Turn the axle to reveal the short rod that is in one of the other holes, and continue turning until the next hole is revealed. Pull the short rod out of the hole and insert it into the newly exposed hole. Remove the adjustment tool.

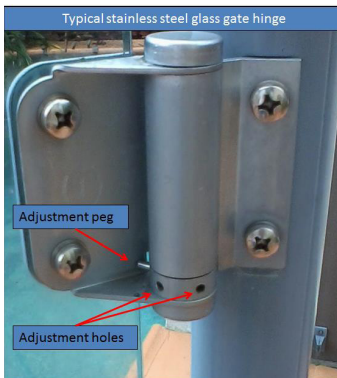


D&D TruClose hinge

D&D Tru-Close hinges:

These are generally black, made of plastic, and shaped like a stout butterfly with slightly rounded wings and a thick, cylindrical abdomen (axle). Tru-Close hinges come in regular (25 kg rated) and larger, "heavy duty" styles. The former are typically used for standard aluminium gates, while the latter are used for timber gates.

To adjust the tension on a Tru-Close hinge, remove the hinge cap with a Phillips-head screwdriver (on the newer style hinges, as shown below, this step is not necessary because there is no hinge cap). Then insert a flat-head screwdriver into the slot at the top of the axle, push downward, and turn the screwdriver in the direction indicated on the diagram on the axle, then remove the screwdriver. The slot needs to be turned in quarter-turn increments; turning less than a quarter-turn will fail to engage the ratchet mechanism and the spring will return to its original position once the screwdriver is removed.



Typical stainless steel glass gate hinge

Glass gate hinges:

These are generally stainless steel, with one flap screwed onto a round or square gate post and the other bolted through two holes in the glass gate panel.

To adjust the tension on a stainless steel glass gate hinge, insert a thin metal rod (such as an Allen wrench or the tool that came with the hinge) into one of the open holes surrounding the hinge axle. Turn the axle to reveal the short peg that is in one of the other holes, and continue turning until the next hole is revealed. Pull the peg out of the hole and insert it into the newly exposed hole. Remove the adjustment tool.



Internal post hinges (also known as a 25X25 tube hinge):

These are generally found on older A.R.C. gates. They are made of steel, and consist of a spring that fits down into the post (invisible once installed), a short, cylindrical nub that protrudes above the hinge bracket, and an L-shaped angle bracket that anchors the gate to the post.

To adjust the tension on an internal post hinge, insert a metal rod (or thin screwdriver) into the hole in the nub of the hinge. Pry the nub upward to disengage the hex-shaped shoulder beneath the nub from the hex-shaped hole in the bracket, then turn the nub (the direction is dependent on which side of the gate the hinge is on, but you will feel the tension increasing if you are turning in the correct direction). Once you have turned the nub far enough to reposition the shoulder (at least one sixth of a turn) into the hexagonal bracket hole, push the nub back down and remove the rod or screwdriver. Sometimes a hinge is too corroded to adjust and must be replaced.

In addition to these types of hinges, some gates, particularly steel, timber, and timber with steel frame, are fitted with a galvanised steel spring that either replaces the hinge spring or supplements it. These springs, unless corroded, can sometimes be tensioned by turning the cylinder at the top or base of the spring and repositioning the short rod that locks the spring in place by moving the rod from one hole to the next.



Fix a rubbing latch (pull-top Magna latch)

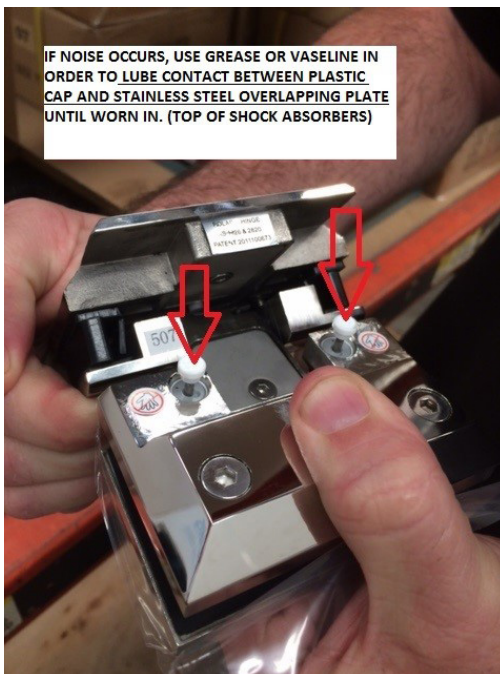
First, determine whether the latch is rubbing vertically or horizontally. If rubbing vertically, remove the set-screw at the bottom of the latch. Push the latch up or down to clear the striker, and then re-install the set-screw.

If rubbing horizontally, turn the adjustment screw on the striker body to re-align it with the magnetic cup at the bottom of the latch. If the striker is at its maximum position (farthest it can be moved away from the gate post), the post may need to be moved in order to achieve adequate clearance. With a typical aluminium gate and fence, this can generally be done by removing the upper rail-to-post bracket from the adjacent fence panel, cutting the rail a few mm (with a hacksaw or angle grinder), then reinstalling the bracket.



INSTALLATION TIP

GLASS TO GLASS AND GLASS TO WALL/POST HINGE



IF NOISE OCCURS, USE GREASE OR VASELINE IN ORDER TO LUBE CONTACT BETWEEN PLASTIC CAP AND STAINLESS STEEL OVERLAPPING PLATE UNTIL WORN IN. (TOP OF SHOCK ABSORBERS)



If gate is not latching: exchange 2.5mm gasket on overlapping plate with 3.00mm spare gaskets supplied in the box.