

ULTRASYSTEMS

RELIABLE | ALUMINIUM | SOLUTIONS



ULTRA CARE & MAINTENANCE

UltraSystems products are made with high-quality aluminium, stainless steel and corrosion-resistant components which provide maximum longevity and weather protection.

Follow our care and maintenance guidelines to achieve maximum lifespan of your products.

ULTRASYSTEMS PRODUCTS REQUIRE PERIODIC CLEANING AND MAINTENANCE AFTER INSTALLATION AND THROUGHOUT THE LIFETIME OF THE ITEM

GENERAL INSTRUCTIONS AND CLEANING GUIDELINES:

- Clean units at times when they are shaded.
- Never allow caustics (stucco or other concrete materials), corrosive solvents or wet packing material to set on aluminium as they will permanently damage the surface.
- Aluminium surfaces can be permanently damaged or scratched with improper cleaning.
- All surfaces should be cleaned with mild soapy water or a mild non-abrasive washing solution, using a soft cloth or sponge.
- Rinse lightly, but thoroughly with clean water.
- Dry with a soft cloth to remove all moisture from gaskets, sealant and frames to avoid any deterioration.



- DO NOT USE ANY CHEMICALS, SOLVENTS, CAUSTIC OR ABRASIVE CLEANERS
- DO NOT USE A METAL SCRAPER OR ABRASIVE PAD ON POWDER COATED FINISHES
- DO NOT USE A HIGH-PRESSURE SPRAY NOZZLE WHEN CLEANING
- DO NOT PLACE OUTDOOR SPRINKLER HEAD CLOSE TO PRODUCTS

ALUMINIUM MAINTENANCE:

Aluminium requires reasonable care prior to and during installation and periodic cleaning and maintenance. The finishes can be marred by harsh chemicals, rough conditions or neglect. Such conditions usually affect only the surface finishes and do not reduce the service life of the aluminium. Most aluminium products have some unfinished, exposed edges. Pay special attention to those areas to keep them clean. Corrosion will not crawl under anodized finishes but can crawl under paint if not properly maintained. Maintenance will become easier and less costly when the aluminium is cleaned frequently.

ANODIZED FINISH:

Use the cleaning methods under the "General Instructions". To maintain the finish, you can apply car wax to clean, dry anodic finishes. This will enhance appearance and maintain the finish. Follow the wax manufacturer's instructions.

POWDER COATED FINISH:

Use the cleaning methods under the "General Instructions". Never use acetone or any harsh solvents such as thinners on the painted finish.

Apply Re-Store P to enhance appearance and maintain the finish. Follow the manufacturer's instructions.



HARDWARE COMPONENT MAINTENANCE:

- Remove debris and dirt to ensure smooth operation. A soft bristle brush can be used to remove debris from hard-to-reach places.
- Clean with a sponge, mild soap and water if necessary. Rinse and wipe dry completely (this will remove corrosive residue).
- Apply silicone spray to cloth and wipe onto clean and dry tracks for light lubrication on rollers. With straw applicator spray into all seams and cracks. Replace components that show signs of corrosion or damage. Rollers should be checked for debris caught up in the mechanism.

SEALANTS AND PLASTIC COMPONENTS:

- Sealants and plastic components break down over time. A complete inspection should be done on frame corners every year. Inspect all exposed sealant at frame joints and reseal with a compatible sealant if needed (neutral cure structural silicone recommended).
- Wool pile and gasket can become worn, out of shape, and collect oils and salt build up over time, becoming hard or rough.
- Plastics can become deformed, brittle or damaged. If found to be damaged, they should be replaced as necessary.

SKYLIGHTS:

There are a number of factors that can decrease the effectiveness and durability of a skylight.

- Inspect the flashing or waterproofing applied from skylight base onto roof or parapet. Peeling, cracking, holes, etc. are indicators of defective flashing or waterproofing and can lead to leaking. Flashing / waterproofing should be repaired immediately to avoid costly leaks. This should be done by a professional waterproofing contractor.
- Inspect the hood (glass or acrylic portion) of the skylight for cracking, discolouring, bubbling and other obvious damage. If the hood is damaged, contact a professional to replace.
- Frames can be cleaned by following methods listed under “General Instructions and Cleaning Guidelines – Aluminium Maintenance”.
- Glass and acrylic can be cleaned by following the methods listed above. See section “General Instructions and Cleaning Guidelines”.
- A buffing compound for acrylics and a dry cloth can be used to remove scratches from acrylic units. Follow manufacturer's instructions.
- Check for weep system blockage by pouring a small amount of water into the interior drainage system. If water drains out from the exterior weep holes, the weep system is clear. If weep holes are blocked, insert a thin wire into the weep holes and repeat the test until the blockage is cleared.
- Sealants and weather strips break down over time. A complete inspection is required every 5 years. Inspect all exposed sealant and weather strips and reseal with a compatible sealant if needed (neutral cure structural silicone recommended). Contact a professional to replace weather strips.

CLEANING & MAINTENANCE SCHEDULE:

MONTHLY CLEANING AND MAINTENANCE

- Clean using methods in “General Instructions and Cleaning Guidelines.”
- Vacuum out and clean any dirt or debris from the sill, roller assembly and track areas.
- Within 5 kilometers of the coast, all framed aluminium products should be inspected and cleaned monthly using methods listed above. See section on “Aluminium Maintenance.”
- At time of cleaning, visually inspect all units for water leaks, ensure no weep holes are blocked and that all components are in good working order.

SEMI-ANNUAL CLEANING AND MAINTENANCE

- Same maintenance instructions as the monthly above, but for all locations, not only within 5 kilometers of the coast.
- Inspect, clean and maintain all hardware as needed. See section on “Hardware Component Maintenance.”
- Vacuum out and clean any dirt or debris from the sill, roller assembly and track areas.

ANNUAL CLEANING AND MAINTENANCE

- Same maintenance instructions as the monthly & semi-annual above for all locations.
- Inspect any weather strips, seals or wool pile to make sure they are clean and not torn or brittle. See section on “Sealants and Plastic Components”.
- Inspect skylights. See section “Skylights”.

EVERY 5 YEARS CLEANING AND MAINTENANCE

- Continue to follow monthly, semi-annual, and annual maintenance instructions.
- Sealants should be re-applied in all frame corners as they may break down over time. (It is recommended to hire a professional glazing company.) See section on “Sealants and Plastic Components”.

A home situated in close proximity of the beach is exposed to one of the most corrosive environments we find. Aluminium products are constantly subjected to salt-laden moisture blown off the sea. In addition, high winds can bring sea sand which will result in further wear of components.

Cleaning is the primary concern. There are a few cleaning and maintenance steps that should be taken to increase the lifespan on all components including framing.

STEP 1: WEEKLY CLEANING NECESSITATED BY WIND DRIVEN, SALT LADEN MOISTURE

The exterior of the product should be rinsed down with fresh water at least weekly to reduce salt and dirt build up on the exterior surfaces of framing and components. This will also be necessary after a heavy wind, which normally brings salt laden moist air which settles on the product. This should be done with a medium pressure hose. All components and framing should be rinsed and visually inspected. Following such a rinse and once the product is dry it is recommended that exposed hardware components and cut edges are sprayed with ACF-50 or Corrosion Block. This includes cut and joined ends and stainless steel components. This can be done liberally and will not damage the frames. If unsightly after application, any excess can be wiped off with a dry rag.

STEP 2: MONTHLY MORE IN DEPTH CLEANING / LUBRICATION

A wash down of the product should be done using a suitable soap with a high foam component. This is normally done by hand with a sponge. The product is then rinsed off with fresh water and wiped down with a damp cloth. Stubborn grease stains can be removed with concentrated methylated spirits or isopropyl alcohol. Once the product is dry it is recommended that exposed hardware components are sprayed with ACF-50 or Corrosion Block. This will include moving parts, cut and joined ends and stainless steel components. Special attention should be paid to applying Corrosion Block to all cut ends of aluminium.

This can be done liberally and will not damage the product. If unsightly after application, excess can be wiped off with a dry rag. Stainless steel components should be cleaned with stainless steel cleaner prior to application of silicone spray or Corrosion Block. All moving components should be operated. Excess should be wiped off with a dry rag immediately after application to avoid attracting dust.

STEP 3: BI-ANNUAL CLEAN

The same process as the monthly clean should be followed; however, as an additional measure the powder coating should be cleaned, restored and maintained using Re-Store to further protect and enhance the surface of the powder coating. Sliding door tracks and other areas should be kept clean and free of dirt and sand at all times. This is normally done with a vacuum cleaner and in stubborn cases with a steam cleaner or paint brush and vacuum.

STEP 4: SERVICE AND LUBRICATION

We recommend an annual inspection of the product to assess which items need to be maintained or attended to. Damaged and/or corroded components should be replaced. At this time a lubrication of all working parts is normally recommended. Make use of ACF-50 as a lubricant corrosion blocker for moving parts, and Corrosion Block for all cut ends and stationary surfaces. Dry silicone spray can be used as a general lubricant. This should result in lower maintenance costs over the long term and avoid premature breakages.

CLEANING AND MAINTENANCE PRODUCTS CAN BE PURCHASED FROM US

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CHANNELFIX BALUSTRADE REQUIRES PERIODIC CLEANING AND MAINTENANCE AFTER INSTALLATION AND THROUGHOUT THE LIFETIME OF THE PRODUCT

GENERAL INSTRUCTIONS AND CLEANING GUIDELINES:

- Clean the balustrade channel using a mild detergent and water solution. Rinse thoroughly with clean water. Cleaning intervals should be based on environmental factors, chemicals, soiling and dirt collection. For best results, follow the “Coastal Homes Cleaning & Maintenance Guidelines”.
 - Apply ACF-50 to cut and exposed joints and mill finish hardware to suppress corrosion.
 - Inspect the metal components and cut joints for signs of corrosion. If any corrosion is detected, clean the affected area thoroughly and apply Corrosion Block or ACF-50 as per manufacturer's instructions to prevent further damage.
 - Check the powder coating for any chips or scratches. Touch up any damaged areas to maintain the integrity and appearance of the finish.
 - Ensure that the balustrade channel is securely fixed to the supporting structure. If necessary, tighten fixing bolts and isolators. Refer to the “Channelfix Installation Guide” for guidelines.
 - Inspect bubble seal and replace if necessary.
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 - DO NOT PLACE OUTDOOR SPRINKLER HEAD CLOSE TO THE BALUSTRADE



PRO TIP:

Schedule regular inspections by a qualified professional to assess the condition of the balustrade system and identify any maintenance or repair needs. Professional inspections can help ensure the longevity and safety of the system over time.

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ULTRA ROLLERS REQUIRE PERIODIC CLEANING AND MAINTENANCE AFTER INSTALLATION AND THROUGHOUT THE LIFETIME OF THE PRODUCT

GENERAL INSTRUCTIONS AND CLEANING GUIDELINES:

- Ensure that rollers are clean and free of debris.
- Clean rollers with a mild detergent if needed and dry thoroughly.
- Vacuum and clean track and roller regularly.
- Inspect rollers for wear and tear. If any damage is found, replace immediately to prevent any resultant damage.
- Check the alignment of the rollers to ensure they are properly aligned with the track. Adjust the rollers if necessary to prevent uneven wear and strain on the door.
- Apply Corrosion Block or ACF-50 to keep the rollers protected from moisture and humidity and to suppress corrosion.
- Avoid using grease or oil-based lubricants as they can attract dirt and debris.
- Rollers should be inspected annually or when not operating as per normal, or more regularly based on environmental factors, such as corrosive environments or heavy soiling.



- DO NOT USE ANY CHEMICALS, SOLVENTS, CAUSTIC OR ABRASIVE CLEANERS
- DO NOT USE A HIGH-PRESSURE SPRAY NOZZLE TO CLEAN

REMEMBER:

Do not exceed the recommended weight-carrying capacity of the rollers. Excessive weight can put strain on the rollers, leading to premature failure.

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ULTRASLAT REQUIRES PERIODIC CLEANING AND MAINTENANCE AFTER INSTALLATION AND THROUGHOUT THE LIFETIME OF THE PRODUCT

GENERAL INSTRUCTIONS AND CLEANING GUIDELINES:

- Clean the UltraSlat system regularly with a mild detergent and water solution to remove dirt, debris, and grime. Use a soft cloth or sponge to gently wash the surfaces, then rinse thoroughly with clean water. For best results follow the instructions on our “Coastal Homes Guidelines”.
- Apply ACF-50 to cut and exposed joints and mill finish hardware to suppress corrosion.
- Inspect the aluminium components for signs of corrosion. If any corrosion is detected, clean the affected area with a non-abrasive cleaner and apply Corrosion Block or ACF-50 as per manufacturer's instructions.
- Check the powder coating for any chips or scratches. Touch up any damaged areas to maintain the integrity and appearance of the finish.
- Ensure that the gate and fencing system is securely fixed to the supporting structure using appropriate fixing points.
- Apply lubricant to any moving parts, such as hinges or locks, to ensure smooth operation. Use a silicone-based lubricant to prevent corrosion and avoid attracting dirt and debris.



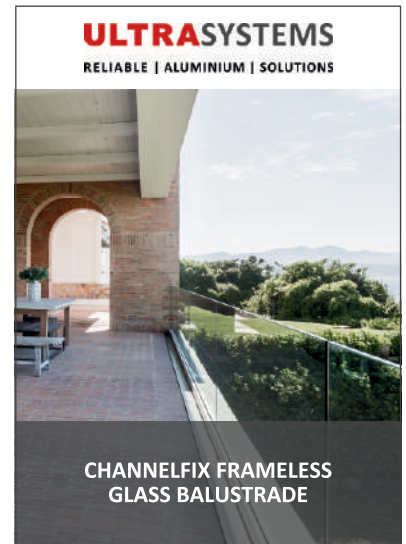
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- **DO NOT PLACE OUTDOOR SPRINKLER HEAD CLOSE TO THE BALUSTRADE**

NOTE:

Avoid subjecting the slats to excessive force as this can cause damage. Do not overload the gate or fencing beyond its weight capacity, as this can compromise its structural integrity.

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A RELIABLE DISTRIBUTER OF CUSTOM COMPONENTS AND ALUMINIUM SYSTEMS TO THE ARCHITECTURAL INDUSTRY OF SOUTHERN AFRICA

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