MANKO WINDOW SYSTEMS INC.

Glass Care and Cleaning Instructions

Closeout Documents

Manhattan, KS | Aurora, CO | Des Moines, IA

General Maintenance Information

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Cleaning During Construction:

Cleaning during construction activities should begin with soaking the glass surfaces with clean water and soap solution to loosen dirt or debris. Using a mild non-abrasive commercial window washing solution, uniformly apply the solution to the glass surfaces with a brush, strip washer or other non-abrasive applicator. Immediately following the application of the cleaning solution, a squeegee should be used to remove all of the cleaning solution from the glass surface. Care should be taken to ensure that no metal parts of the cleaning equipment touch the glass surface and that no abrasive particles are trapped between the glass and the cleaning materials. All water and cleaning solution residue should be dried from the window gaskets, sealants and frames to avoid the potential for deterioration of these material as the result of the cleaning process. When paint or other construction materials cannot be removed with normal cleaning procedures, a new 1" razor blade may need to be used only on non-coated glass surfaces. The razor blade should be used on small spots only. Scraping should be done in one direction only.

General Cleaning:

For all uncoated glass surfaces, use soft, clean, grit-free cloths and mild soap, detergent, or a slightly acidic cleaning solution. Follow immediately with clean water and prompt removal of excess rinse water with a clean squeegee.

Cleaning of Coated or Reflective Surfaces:

Clean-coated glass with a mild soap or other mild detergent applied with grit-free cloths or sponges. Followed immediately by rinsing with clean water. Removed excess water with a clean squeegee. Remove grease and glazing materials with commercial solvents such as Xylene, Toluene, mineral spirits or Naptha. Follow with a normal wash and rinse. Be carefu not to damage glazing or insulating unit seals by over generous applications of strong solvents. Comply with solvent manufacturers directions on label for toxicity and flammability warnings.

Because fingerprints, grease stains, smears, dirt, scum, sealant residue, scratches, and abrasions (on either surface) are most noticeable on reflective glasses than on non-reflective glasses. Take extra care in cleaning to be sure that gritty dirt particles picked up by the cloths do not scratch the glass.

Coated glass should be cleaned at least 3-4 times per year so that materials such as metal irons, alkaline run down from the concrete stucco, etc. are not permitted a long residence time on the coated glass surfaces. As residence time of the stain increase, there is a an increasing probability that diffusion into the coating will occur. This results in a more difficult stain to remove and could damage the coating.

GLASS CARE & CLEANING

Important Do's and Don'ts:

- Do clean glass when dirt and residue appears
- Do exercise special care when cleaning coated glass surfaces
- Do start cleaning at the top of the building and continue to lower levels
- Do NOT allow dirt and residue to remain on glass for an extended period of time
- Do not clean tinted or coated glass in direct sunlight
- Do not begin cleaning without rinsing excessive dirt and debris
- Do not use harsh cleaners, abrasive cleaners, alkaline materials, fluoride salts, or hydrogen producing compounds

Do not mark any material whatsoever. If paper or adhesive is alkaline in character, the contact area may be attached directly. If paper or adhesive is neutral or slightly acidic in character, it may "protect" the contact area and permit adjacent exposed surfaces to weather or age. Though subtle, such conditions sometimes are sufficiently evident to be annoying.

It is strongly recommended that window washers clean a small area or one window, then stop and examine the surface for any damage to the glass and/or reflective coating. The ability to detect certain surface damage, i.e. light scratches, may vary greatly with lighting conditions. Direct sunlight is needed to properly evaluate a glass surface for damage. Scratches that are not easily seen with a dark or gray sky may be very noticeable when the sun is at a certain angle in the sky or when the sun is low in the sky.

One of the most common mistakes by non-glass trades people, including glass cleaning contractors is their use of razor blades or other scrapers on a large portion of the glass surface. Using any razor blades to scrape a window clean carries a large probability for causing irreparable damage to the glass.

Splatter from welding may cause permanent surface damage, reduce strength and lead to breakage.