

CARE AND MAINTENANCE

INSPECTION AND MAINTENANCE.

Inspection and maintenance of all Häfele architectural hardware products must be carried out within appropriate intervals, which is generally every 12 months. For products exposed to high traffic and/or harsh environmental conditions (eg: ocean front, dusty or chemical environments, etc) inspection and maintenance is required every 6 months. For extreme conditions, an interval of 3 months is recommended.

Listed below are the recommended inspection and maintenance procedures for the more common products. For other products, please enquire. Please note that the inspection and maintenance procedures recommended below might not prevent deterioration over time.

Damage caused by incorrect installation, general wear and tear or environmental conditions are not covered by warranty. Care should be taken during installation to ensure that all products are protected from exposure to building materials such as paint, paint thinners, mortar, etc.

Lever Handles

Backplate and rose fixings should be periodically checked for tightness. Badly fitted furniture can prevent the lock from operating correctly. Spindle grub screw fixings should also be checked and tightened.

Locks and Latches

The correct operation of a lock or latch is often affected by movement of the door or frame caused by climatic conditions or wear on hinges. The usual result is the inability of the latch and dead bolts to easily engage the striking plate or keep, requiring an adjustment to their position on the frame. Lubricant should be applied periodically to the side and striking face of latch bolts.

Key Cylinders

Key cylinders require occasional lubrication to ensure smooth operation. Cylinders should be checked to ensure that the key can be easily inserted into the cylinder and turned smoothly. A silicon or teflon based aerosol spray lubricant should be periodically sprayed into the key cylinder hole to keep the cylinder in good working order.

Hinges

Hinges must be adequate for purpose, must be fitted accurately and all hinge pins should be in vertical alignment. Hinges should be inspected for wear periodically. All screws should be checked for tightness. Hinges should be lubricated periodically with suitable machine oil.

Door Closers

Overhead door closers should be inspected for oil leakage, tightness of fittings and correct operation. Light oil lubricant should be applied to exposed pivot points, ensure the door closes smoothly and firmly into the frame overcoming the latch and/or seals fitted. Make sure the lock and hinges are correctly fitted and operating correctly before adjusting the closer. To avoid slamming, the latch action should be adjusted. With adjustable power units the valve should be adjusted to take account of the size of the door. It is recommended that doorstops are fitted to all non back check applications to prevent the door opening beyond the limit of the closer. Doors operating on back check closers should be hung on suitable ball bearing butt hinges.

Floor Springs

Adjustment to the controls should be carried out if the unit is not closing correctly i.e. closing speed, latching action, back check action and delayed action, if fitted. It is important that the door has not dropped out of alignment. It is recommended that door stops are fitted to prevent unnecessary strain on the spring mechanism.

Emergency and Panic Exit Hardware

Regular maintenance is necessary in the interests of public safety. Attention must be given to ease of opening and closing with adjustments as necessary to compensate for any door or frame movement. Floor sockets should be cleaned out to prevent foreign matter impeding bolt movement. Lubrication will be limited to the application of a little light machine oil to moving parts.

Sliding Door Gear

All tracks and channels must be straight and level, fittings adequate for weight and usage of doors and installed plumb. external door gear may require protective coating to combat corrosion. All tracks must be cleaned of all debris before running gear wheels are inserted. All floors channels and bottom tracks should be cleared of debris to allow unimpeded travel of guides or rollers.