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Window Maintenance Recommendations

Maintenance Task	Frequency (years)	Delay Start (years)	Access	Appropriate Service Provider
Clean vision glass from exterior. Soak the glass surface with clean water and a liquid soap solution to loosen dirt and debris. Use a mild, non-abrasive commercial window cleaning solution. Use a squeegee to remove all of the cleaning solution. Ensure all the cleaning solution is dried from window gaskets, sealants and frames.	1	0	Exterior	Window cleaning contractor
Clean vision glass from interior. Soak the glass surface with clean water and a liquid soap solution to loosen dirt and debris. Use a mild, non-abrasive commercial window cleaning solution. Use a squeegee to remove all of the cleaning solution. Ensure all the cleaning solution is dried from window gaskets, sealants and frames.	1	0	Interior	Resident
Clean, rinse, and dry all exterior frame surfaces and weepholes with clean water and a liquid soap solution to loosen dirt and debris. Use a mild, non-abrasive window cleaning solution. Do not use solvents or cleaners that can damage the paint finish.	2	0	Exterior	Window cleaning contractor
Clean, rinse, and dry all interior frame surfaces with clean water and a liquid soap solution to loosen dirt and debris. Use a mild, non-abrasive cleaning solution. Avoid using solvents or cleaners that can damage the paint finish.	1	0	Interior	Resident
Inspect exterior sealant at interface between cladding and window frame. Maintain as required.	2	5	Exterior	Sealant contractor
Inspect sealant cap bead between window frame and glass. Replace as required.	5	0	Exterior	Sealant contractor
Inspect operable vent hardware. <ul style="list-style-type: none"> Repair any misaligned vents. Adjust and lubricate operable vent hardware when required with 3 in 1 or other lightweight oil. Tighten any loose handles and screws. Maintain hardware in good operable condition.	1	0	Interior of suites	Resident to inspect. Glazing contractor to repair/adjust if required.
Inspect operable vent gaskets. Repair or replace damaged gaskets as required.	2	2	Interior of suites	Glazing contractor
<u>Slider windows and doors only:</u> Inspect rollers and hardware. <ul style="list-style-type: none"> Repair any misaligned operable units. Adjust and lubricate operable hardware and rollers when required with 3 in 1 or other lightweight oil. Tighten any loose handles and screws. Maintain hardware in good operable condition.	3	0	Interior of suites	Resident to inspect. Glazing contractor to repair/adjust if required.
Maintain accurate records of maintenance activities; list all products used for cleaning and lubricating.	1	0		Owner