

Recommended Maintenance Schedule

| Part of Building | Specifics | Check For | Primary Maintenance Tasks | Frequency |
|------------------------|--------------------|---|--|--|
| Lockwood Exterior Wall | Aluminium Finish | Build-up of dirt, grime, marine salts and other contaminants | Wash using a solution of warm water mild soap detergent solution thoroughly rinse walls after cleaning | Every 6 months Or every 4 months in harsh environments |
| | VG Pine Finish | Build-up of dirt, grime and other contaminants | Wash using a bio-degradable wash solution thoroughly rinse walls after cleaning. Avoid water blasting pressure | Every 6 months Or every 4 months in harsh environments |
| | | Cracks, mould, mildew and lichen | Re oil, touch up or re paint. Avoid dark colours, ask about our Light Reflective Value suggestions for best performing colours | Every 2 years or as required. More frequent in harsh environments |
| | Cedar Finish | Build-up of dirt, grime marine salts and other contaminants | Wash using a bio-degradable wash solution, thoroughly rinse walls after cleaning. Avoid water blasting pressure | Every 6 months Or every 4 months in harsh environments |
| | | Mould, mildew or lichen. Check for UV damage, cracks or rough surface | Re-oil and avoid dark colours | Every 2 years or as required. More frequent in harsh environments |
| | Lockwood Interiors | Interior walls, ceilings, posts and beams | Dust, grime build up, mildew. Condensation or musty smells | Dust, gentle clean using a solution of warm water and mild soap detergent. Improve ventilation |
| Interior doors | | That doors operate smoothly, | Lubricate hinges if required | Annually or as required |
| | | That handles are operating well and are fixed firm to the door | Tighten if required | Annually or as required |
| | | Condition of paint | Touch up or repaint if required | Annually or as required |

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|--------------------------------------|--|---|--|---|
| Lockwood exteriors | Beams and Soffits | Condition of timber. Lichen, mould and mildew on paint or varnish | Wash using a solution of warm water and non-abrasive detergent. Avoid water blasting pressure. Re varnish or paint | Wash every 6 months. Re-apply exterior varnish every 2 years or as required |
| | Timber fascia's, barge's and base boards | Condition of timber, paint, joints and exposed ends. | Reseal joints and repaint / recoat as required. Avoid dark colours | Annual or as required |
| Lockwood aluminium windows and doors | Weather proofing seals | Check for gaps, check all seals are in place | Fill any gaps with MS clear flexible sealant | Check when cleaning the glass |
| | Aluminium frame and glass | Dirt and grime | Wash and dry the frame and glass on your windows using a solution of warm water and mild soap detergent solution. Dry off to avoid water spots | Every 3 months |
| | External drainage holes | Drainage holes are clear and there are no blockages | Clear drainage holes | Every 12 months |
| | Internal sills and tracks | Build-up of dirt, and grime | Clean, vacuum along the sills. | As part of your general house keeping or every 2 months |
| | Rollers | Smooth Sliding action | | Lubricate with Teflon based lubricant. |
| Proper height clearances | | | Adjust roller screws through access holes with a screwdriver and adjust your striker plate if required | When necessary. |