

INSTALLATION GUIDELINES

For E3 Aluminum Systems



Thank you for choosing a Lanai Doors™ bi-folding door system. You have chosen one of the finest weather-sealed bi-folding door systems available today. The Lanai Doors™ system is made with top quality products and, if installed correctly, will provide you with years of trouble free operation.

The following instructions provide guidelines for preparing, fitting and installing your top hung bi-folding door panels. No matter how many doors you have installed in the past, read these installation guidelines before you attempt installation. If you have any questions or would like clarification please call our toll free number (866) 907-DOOR. While this guide is comprehensive, it cannot address all eventualities, which may be encountered on site. The most important factors for a successful installation are:

- ☐ Square and plumb rough opening
- ☐ Level and flat flooring
- ☐ Structurally sound and unyielding rough opening header
- ☐ Using an installer who is qualified and experienced with top-hung systems and familiar with applicable Federal, state and local codes and regulations

Lanai Doors™ is unable, and does not control the actual site measuring and installation, and therefore does not assume any responsibility or liability for the performance of the installed product.

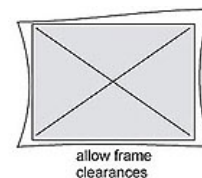
CRITICAL INSTALLATION INFORMATION – Bi-folding systems are different than a normal swing door which is hung from a jamb with little or no pressure on the header or threshold. All bi-folding system weight is carried by the header. In a closed position, wind load pressure is applied to both the header and threshold guide track. In an open position, the weight is transferred to the folded end position and a significant counter-weight is leveraged on the threshold guide track. **For these reasons, it is critical to securely attach both the frame header and threshold to the rough opening to maintain proper functionality under various weather conditions.** Because of the excessive weight of the entire frame assembly and individual door panels, we strongly recommend the use of more than one person to properly handle the door panels and frame during installation.

TOOLS & MATERIAL NEEDED FOR INSTALL		PARTS LIST
• TAPE MEASURE • 6' 0" OR LONGER LEVEL • PLUM BOB • HACKSAW & FILE • LONG PHILLIPS & REGULAR SCREW DRIVERS (TO ADJUST PIVOTS & CARRIERS) • LADDER & STEP STOOL • SMALL PLASTIC & WOOD WEDGES • MASONRY SAW (LOWRISE & FLUSH)	• SILL PAN • DRILL AND SCREW GUN • REGULAR DRILL BITS • 5/16" HEX TIP • #2 PHILIPS TIP SCREW HEAD • BACKING & STRUCTURAL SEALANT • SUBSTRATE SEALANT • JOINT SILICONE SEALANT • CHALK LINE	• HEADER TRACK WITH PIVOT & CARRIERS • STANDARD THRESHOLD, LOWRISE OR FLUSH GUIDE • STANDARD THRESHOLD GASKET • SIDE JAMBS & JAMB COVERS • DOOR PANELS WITH HINGES ATTACHED & ASTRAGAL • FRAME ASSEMBLY, HEADER, THRESHOLD & HINGE SCREWS • 5/32" MASONRY BIT, #2 COMBO DRIVE & #2/#3 SQUARE DRIVE

SITE MEASURING AND PREPERATION

1. Check substrate of the rough opening (walls, floor and head structure) and make sure that all components are sound, suitable and ready to receive the door jambs, threshold, top track/header and door panels. Note that fasteners must penetrate through solid material and that offset installation may cause roll and twist of the header beam. Rough opening header must not deflect more than 1/16" (2 mm) when carrying the weight of the doors.

2. Establish and measure clear, square-opening sizes. Straight edge and level tools should be used. Ensure that all measurements follow straight lines and apply to square corner conditions. Note: Bottom must be LEVEL and sides SQUARE. Your Lanai Doors™ were manufactured to fit rough opening dimensions you provided with 1/4" clearance on all four sides.



3. A sill pan is recommended to be installed under the standard sill threshold. If installed correctly, Lanai Doors™

your system should be weather tight. However, under certain situations and over time moisture and water can penetrate thresholds and damage your interior flooring. Protect your investment by installing a sill pan.

4. Note: Whenever conditions are unsatisfactory, do not proceed with installation.

MATERIAL HANDLING AND STORAGE

5. Door panels and frames can be damaged if not stored indoors and segregated in a way not to be damaged by others. Paint and anodized finishes can easily be scratched or damaged if not properly protected. Handle door panels with care in an upright position. **NEVER** drag door panels!

6. Door panels are shipped with temporary blocks on the top or bottom of each door to prevent damage during handling. Before installing door panels you need to remove the temporary blocks with a hex head drill bit.

Warning – Aluminum door systems are uniquely different than wood door systems. Metals require the use of scientifically selected gripping agents (Loctite) to keep screws from vibrating loose under normal operation and damaging the pre-drilled threads in your aluminum door system. At the same time you do not want to use permanent gripping agents which will damage the treads if you have to service your system by removing the screws. Therefore, only use Blue Loctite in the liquid form or Red or Green Loctite in the pre-applied form. For whatever reason you may need additional hinge screws, use only stainless steel ½ inch #10-24 undercut with Blue Loctite. Otherwise, you will permanently damage the treads.

FINISHING

7. Aluminum Door Panels and Frame - Any breaches in the exterior paint coating, such as scratches, chips or areas of abrasion, must be repaired immediately. Under no circumstances can the metal be left exposed.

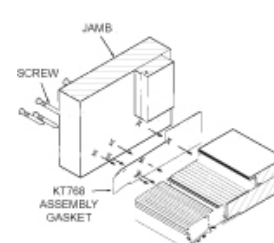
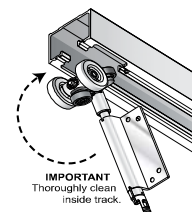
DOORFRAME AND THRESHOLD INSTALLATION

8. Take inventory that the top pivots and carriers are still in the header track before you screw the frame together. For maintenance of header track assembly, there is a pre-cut a hole under one of the pivot plates which will allow for the removal of pivots and carriers after the frame is installed. You will attach the door panels to the frame assembly after the frame is completely installed.

9. Remove pivots and slide plastic insert out of threshold guide track. This will allow you to conceal the screw heads used to properly attach the threshold to your foundation. Because of wind and counter-weight loads, noted above, anchoring the threshold is imperative. In addition, remove all insulation (Q-lon) from the frame pieces by sliding sideways out of the kerf. You will reinstall both the plastic insert and Q-lon after the frame is installed and properly sealed at all joints.

10. Lay out header, two door jambs and threshold on a flat, dry/clean, level and protected surface. Unprotected surfaces can damage the aluminum finish. Using frame screws and threshold assembly gasket carefully screw entire frame together keeping corners square and not twisted. If you chose a low-rise threshold you will need to block-out/cut-away approximately 1" wide by ½" deep of your finished floor to allow for the portion of the guide track which sits below the top of your finished floor. Flush tracks are not screwed into the doorframe. See below for flush track installation. Lanai Door™ systems are sold as either outswing or inswing. Double check the swing of each system before you attempt to install them to avoid wasted time.

11. Loose fit the doorframe into the opening (ensure it is facing the correct direction) to make sure it fits. Once you determine that your rough opening and frame are properly sized, temporarily tack your header track in place. Mark the front and back of the threshold on the sill pan or foundation so you will know the inner and outer limits of the threshold for your sealant beads. Using a 5/32" drill bit, drill a hole in the threshold guide channel at 8" and 16" from the door panel stacking side and then a hole every 16" (400mm) thereafter and slightly mark the foundation (high wind-load areas may



require additional securing). Do Not use drill bits larger than 5/32" because the screw heads may penetrate through the guide track. Using the same drill bit, mark the foundation through the pivot screw holes. Remove the frame from the opening.

12. Using the 5/32" masonry drill bit provided, drill into the foundation at the marked positions 1/4" deeper than the 3/16" by 1 3/4" cement screws and the pivot plastic inserts. The plastic pivot screw anchors require a slightly larger hole of 3/16". Place the pivot plastic inserts into the foundation and make sure they are snug. If you made the hole too big for the pivot inserts, you may need to arrange for larger inserts.

13. Apply four thick beads of substrate sealant (outside edge, inside edge, 2-center) across the entire length of the sill pan to seal the threshold. Re-position the doorframe so that the head and threshold are located in the desired position. Insert backer above the header and shim under the threshold, as needed to provide vertical support for traffic loads, and lateral support to resist wind loads. At the top and bottom of doorframe, shim tight both jambs to the rough opening, and make the jambs plumb.

14. After pushing plenty of substrate sealant into the pivot holes in the threshold guide channel, re-attach the bottom pivot posts to the threshold by screwing them into the pivot plastic inserts. To properly align the top track with the threshold guide (including flush track), using a plum bob, check that the pivot post in the header is perfectly aligned with the pivot post attached to the threshold track.

Note – The top pivot can get dislodged during shipment and assembly. Check that the top pivot post is properly seated in its' holder by visual inspection. If you cannot clearly see the adjustment screw, you need to re-arrange the pivot so you can. Check that the center of the extruded aluminum top track is off centered to the bottom channel by 23/32" (18.5 mm). Verify and ensure that the frame is not out of plane or twisted. Use the edge of the doorstep as the reference face.

15. At the top and bottom of doorframe, shim tight both jambs to the rough opening, and make the jambs plumb.

16. Insert shims under the threshold and ensure it is straight, level and well supported. Make sure that the threshold is level or its middle part bows (concave) slightly down by no more than 1/8" (3 mm). Avoid any upwards bow (convex) deformation.

17. Finally, double-check that the doorframe is square by verifying that the diagonal dimensions do not differ by more than 1/8" (3 mm).

18. Use screws provided to secure both the top and bottom of each doorframe jamb at the shimmed locations.

19. Using cement screws provided (or suitable alternative); securely attach the threshold to the sub-floor structure after pushing plenty of substrate sealant through the holes in the threshold to provide a good seal to the sill pan and foundation. The screws should slightly bevel the aluminum track downward but not so much that the screw penetrates through the profile. You can slightly bevel the aluminum by inserting a tap into the hole and tap it slightly with a hammer. Re-check that the threshold is still level and not bowing down by more than 1/8" (3 mm). Shim under the threshold if necessary.

20. At suitable spacing (maximum 24" (600mm)), insert additional shims and screws to properly secure the jambs. Make sure that the doorframe jambs are straight and plumb, and not bowing in or out by more than 1/8" (3 mm).

FLUSH TRACK (if applicable)

21. Flush tracks are not weather tight and should not be used without proper overhang and appropriate flooring. The top of your flush track is designed to be level and flush with your finished floor and the bottom of both side jambs. The door panels are designed 1/2" shorter than the inside measurement of your frame. You need to maintain this gap completely across the system.

"Maintain 1/2" Door Clearance Across Inside Frame"

22. Remove pivots and slide plastic insert out of flush guide track. This will allow you to conceal the screw heads used to properly attach the threshold to your foundation. Because of wind and counter-weight loads, noted above, anchoring the flush guide is imperative. You will reinstall the

plastic insert and bottom pivot after the frame is installed and properly sealed at all joints.

23. You will need to know the placement of your header track to determine the placement of your flush track – loose fit as describe above. See step 28 below for proper placement of flush guide track. Cut and remove portions of your finished floor and sub-flooring (concrete slab) to accept the track allowing for alignment and silicone. Be sure to consider the thickness of your finished floor (if not already installed) and the outside dimensions of the flush track (7/8" high and 15/16" wide). If, after you chipped away any concrete and the hole is not even, add quickset to the hole and even out the bottom with a block similar in size to the flush guide.

24. Install your doorframe as described above. Systems with flush tracks will come with 7/8" of Azek attached at the bottom of each door jamb. This is a moisture barrier and will allow you to recess the jambs to the same level as the flush track and something to seal the flush guide to. If you do not recess the door jambs below the finished floor, the Azek can be removed or easily trimmed to fit. The Azek is also marked to reflect approximately where the flush track should lay. Remember that the pivot post in the flush track has to be positioned directly under the pivot post in the header track – use a plum bob.

25. Place flush track into the sub-floor channel and align your flush track as described in step 28 below. Once everything is properly aligned, drill holes into concrete just large enough to fit plastic inserts. The bottom pivots are off-set to put the flush guide directly underneath the door panels and pivot posts in direct alignment with the top pivot in the header track. If you installed the track backwards, just remove the pivots from the track, reverse them and reinstall into the track.

26. Using screws provided, attach flush track to concrete along with appropriate substrate sealant. Keep your finished floor thickness in mind when setting the height of the flush track. Remember to seal the ends of the flush track to prevent moisture from leaking out the sides. See steps 48 & 49 below for installation of shoot-bolt receptor cups. Placement of cups will be determined after you install the door panels. If there is a need to have weep holes, this is the contractor's responsibility to design and install.

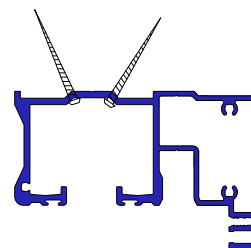
TOP TRACK FITTING

27. Top track should already have pre-drilled holes through the track. There should be two diagonally drilled holes at 16" (400 mm). In addition, using 3" (76 mm) spacing, there should be five (5) more pre-drilled holes for fasteners that are needed at the end(s) where the doors stack. Do Not Float the frame header in the rough opening. As noted above, it is critical to securely attach the frame header to prevent any deflection.

28. **Helpful Tool – cut a piece of wood (2x4 will work) “exactly” one-half inch longer than the door panel height and place it in the center of the opening resting on the threshold and touching the header. This is the inside frame gap you need to maintain across the entire system opening for the door panels to properly fit and is very helpful maintaining the ½” gap for larger systems.** Insert shims or backing above the frame header and secure the doorframe head with the appropriate screws. Structural (suspension) steel, pan head fasteners should be at least #12 by 3" (14 x 76 mm) long and penetrate by 1 ½" (38 mm) into the rough opening's structural header beam that carries the load of the door panels. (Note that steel and concrete structures require additional preparation.) Be sure to put screws in ALL holes to properly handle the weight and deflection of the doors when open. Check that the door head assembly is level or has a slight bow upwards not exceeding 1/8" (3 mm).

29. Properly seal both ends of the threshold guide with joint silicone to prevent moisture from leaking out the sides. Seal all four corners inside and out at each joint especially at the kerfs. Once the silicone has set up, re-attach the threshold plastic guide insert and the frame Q-lon insulation. Seal the frame opening in accordance with local code and contracting requirements using appropriate flashing, backing, structural sealant and/or foam.

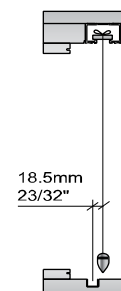
30. After pushing plenty of substrate sealant into the pivot holes in the threshold guide channel, re-attach the bottom pivot posts to the threshold by screwing them into the pivot plastic inserts. To properly align the top track with the threshold guide (including flush track), using a plum bob, check that the pivot post in the header is perfectly aligned with the pivot post attached to the



“Properly Seal All Joints”

“Use A Plum Bob To Perfectly Align The Top And Bottom Pivot Posts”

threshold track. **Note – The top pivot can get dislodged during shipment and assembly.** Check that the top pivot post is properly seated in its' holder by visual inspection. If you cannot clearly see the adjustment screw, you need to re-arrange the pivot so you can. Check that the center of the extruded aluminum top track is off centered to the bottom channel by 23/32" (18.5 mm). Verify and ensure that the frame is not out of plane or twisted. Use the edge of the doorstep as the reference face.



31. Once more, thoroughly clean the extruded head track and remove any debris before you attach the door panels. Debris left in the track will attach to the carrier wheels and will not flow properly. Check that the carriers move freely along the full length of the track.

32. Lubricate the track and the wheels with a small quantity of white petroleum jelly (Vaseline). This will improve smooth operation, and help to preserve the bearings and track.

33. Before installing the door panels, you will need to install the U-shaped jamb covers. Jamb covers are left long to allow for custom fit. On the pivot door, slide cover up into the header, mark just below the track and cut it with a hacksaw. Slide the small piece into the jamb behind the header. This will allow you to side the cover down into the threshold and pop the top into place at the header. Be sure to caulk the threshold at both ends of the track to keep water out of the house. If the stops do not snap into place, widen the back sides of the inserts so they snap into place.

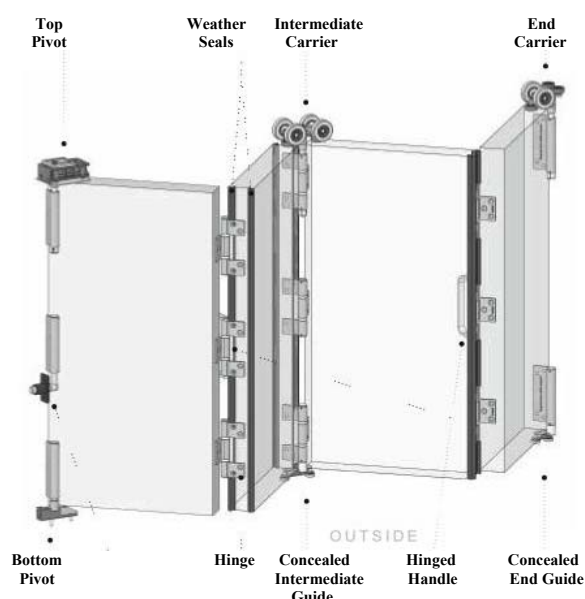
TWIN-BOLT LOCKING SYSTEM

34. Lanai Door™ aluminum folding system utilizes a concealed twin-bolt locking system to securely lock your door panels into the header track and threshold. With the turn of the handle, you can easily disengage the doors from the frame. **DO NOT** pull on the twin-bolt handle to close the system – use the adjacent u-shaped handle or finger pull.

35. The action door multi-point lever set has a door latch, dead bolt and twin bolts that securely lock the action door into the header track and threshold. To engage the dead bolt and the twin-bolt locking system, in a closed position, pull door tightly against the q-lon insulation and lift handle. **DO NOT** try to close the door when the locks are engaged. This could damage the locking system and the strike plate door.



DOOR PANEL HANGING STARTING WITH PIVOT DOOR



“It is recommended to use more than one person to install door panels”

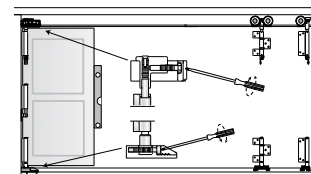
36. Door panels are pre-numbered on the inside of the Lanai Doors™ sticker. As example, Panel 1-R is the first door panel to be installed (pivot door) on the right side when standing outside the house looking in. In most cases, hardware is already attached to certain panels and only needs to be screwed to adjoining panel or carrier.

37. Before you start attaching doors to your system, make sure the bottom pivot door hinge plate is attached to the **door** and the top and wall pivot hinge plates are attached to the **pivots**. Set the pivot door panel (door panel # 1) in the open position (or 90 degrees to opening) and place it on the bottom pivot. Using plastic wedges between the door and the threshold, carefully raise the level of the door so that the top pivot hinge lines up with the predrilled holes in the door. Use wood wedges at the other end of the door to keep the door level.

“Attach Top Pivot Hinge Plates To Pivots Before Installation”

38. Using the hinge screws which have pre-applied red Loctite, screw the top pivot hinge into the door pre-taped holes. Any metal on metal applications require the use of Loctite on screws so that they do not work themselves loose with use and vibration. **DO NOT** use a drill gun to tighten hinge screws because they can strip the threads inside the door causing your doors to sag over time.

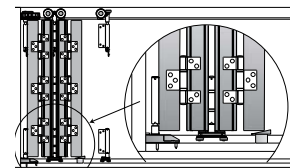
39. Close the door panel and check for a consistent gap (approx. 1/4" or 6 mm) between the side jamb and the door panel. Adjust the gap by turning the top and bottom pivot adjustment screws. If the top of the door is not moving when you adjust the top pivot, as described in step 14 above, the top pivot may not be properly seeded. Take door off and adjust the top pivot so you can easily see the adjustment screw. Then, re-attach.



40. Provide an even panel top gap of 1/8" (3 mm) and an even bottom gap of 3/8" (10 mm) by adjusting the top pivot hinge. While dealing with any pivot or carrier vertical adjustment, always support the weight of the door panels with a plastic wedge or similar tool carefully not to damage the threshold.

41. If you have a flush guide system, be careful not to engage the twin-bolt locking mechanism (doors 1, 3, 5 & 7) until you install the bottom shoot-bolt cups described in step 48 & 49 below. The bottom shoot bolt is **NOT** designed to lock into the guide channel.

42. Now that the pivot door is set, you can install the remaining interior doors. Be sure to wedge all doors a little bit higher than doors already installed. Remember the door panels must be fully open to prevent damage to adjusting screws and to allow for horizontal adjustments.

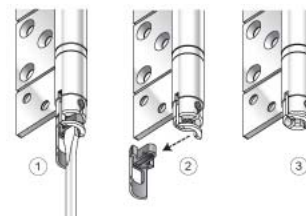
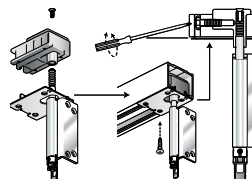
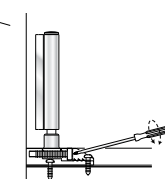
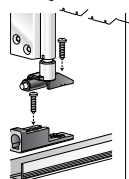
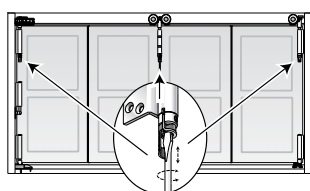


43. Close the door panels and adjust all the carriers vertically with a suitable screwdriver so that the top edge of all door panels has a consistent gap from the header.

44. Test-operate all door panels. Inspect the gaps at the end panels while the doors are closed. If uneven, open the doors and adjust the horizontal screw on the top and bottom pivots.

FINAL ADJUSTMENT

45. Fine-tune the door height by turning the carrier and pivot hinges and adjust until the doors operate smoothly, and the gaps are even and acceptable.



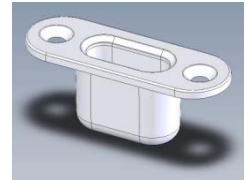
46. After you have your system where you want it, remove the “yellow” carrier-shipping clip from each carrier and turn the carrier pin engaging the SureLock™. If you forget to remove the yellow clips, your system will begin to drop and drag on your threshold. Again, when completely adjusted, remove the yellow clips.

“Remove Yellow Carrier Clips After System Is Appropriately Adjusted”

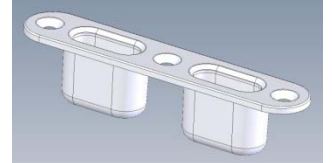
47. Check the gap on your active door and lock. Depending on your configuration you can adjust

the pivot door(s) to widen or narrow the gap for your locking system to properly function as described in 39 above.

48. Single Shoot-Bolt Cup – If you have a flush track system, you now need to install the shoot-bolt receptor cups into your finished floor. All door handles have a shoot-bolt that not only penetrates up into the header, but also down into the finished floor. Starting from the pivot door panel, push closed the first two doors. Slightly engage the shoot-bolts and mark on the finished flooring the center of the shoot-bolt. The shoot-bolt cup screw hole center line is 3/8" from the outside edge of the flush guide. Carefully RotoZip or drill out the appropriate holes and install the receptor cup with screws provided and plenty of silicon. Repeat this procedure for each cup. The bottom shoot bolt tips for both the door handle and the twin bolt **ARE NOT** designed to go into the flush guide channel.

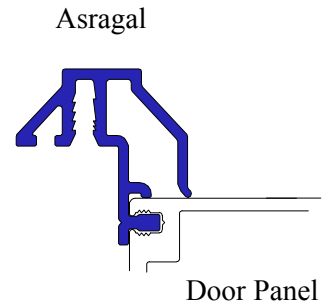


49. Double Shoot-Bolt Cup – If you have a flush track system, and you have an action door closing into an odd numbered strike-plate door, you now need to install the double shoot-bolt receptor cups into your finished floor. The action and the strike-plate door panels have shoot-bolts which require the double cups. Follow the installation procedures in 48 above.



50. Astragals – For systems that have an action door locking into another door, you will have astragal on the outside. The astragal is designed to slide down into either side of the door stile kerf. **DO NOT ATTACH ASTRAGAL UNTIL YOU HAVE PROPERLY ADJUSTED THE DOOR PANEL HEIGHT.**

Outswing Systems – The astragal is attached to the outside of the action door. The astragal should be full length of the door, unless there are end carriers on the strike plate door, which then the astragal needs to be cut to fit between the carriers. If you have a lowrise threshold or flush guide the bottom of the astragal will be cut flush with the bottom of the door panel. After properly positioning the astragal, clamp the astragal tightly to the door stile, not to damage the finish, drill small pilot holes and screw in the self threading screws.



Inswing Systems – The astragal is attached to the outside of the strike-plate door. The astragal should be cut to fit between the outside top header stop and bottom threshold stop. If you have a lowrise threshold or flush guide the bottom of the astragal will be cut flush with the bottom of the door panel. After properly positioning the astragal, clamp the astragal tightly to the door stile, not to damage the finish, drill small pilot holes and screw in the self threading screws.

51. Un-clog All Weep Holes – The standard threshold has pre-drilled weep holes on the outside to allow water that gets into the guide track to drain. During installation and finish work by other sub-contractors, the weep holes can get filled or covered up. It is strongly recommended that when everything is complete make sure that weep holes are clear of any debris and open wide.

If there is a need to have weep holes for the lowrise threshold or flush guide, this is the contractor's responsibility to design and install.

PROBLEM SOLVING

1. When adjusting the pivots for proper left to right spacing, the top of the panel does not move which causes the gap between the door and the jamb to be uneven.

A. As noted in step 14 above, the top pivot can get dislodged during shipment. You need to access the top pivot without the door panels in the way. Remove the hinge screws from the top and bottom pivots. While someone supports the pivot door, fold the doors away from the pivot posts. Adjust the pivot adjustment screw back into the jamb which will make the adjustment easier. To move the pivot adjustment screw into its proper hole, push the pivot up into the track and flip it forward causing the adjustment screw to be in the front cavity of the pivot casing. Check that the top pivot post is properly seated in its' holder by adjusting the screw. This should cause the post to move in or out. Now re-attach the pivot door to its hinges.
2. When you open the system by folding the doors to one side or the other, the panels do not fold flat against one another.

A. This can happen when you install the carrier bottom guides backwards into the channel. When the doors are part way open, the bottom guide should be visible; not hidden underneath the panels. If they are under the panels, remove hinge screws, flip the guide wheels around and re-install the hinge screws.
3. You found out that after you installed the frame that one of the carriers is not included in the track.

A. A hole is usually cut in the track under one of the pivots which allows you to remove or add the carriers from the track after the frame is installed. If you have two carriers, look closely to see which side has the hole. With the pivot post in, remove the four pivot plate screws and rotate the pivot down through the hole. This could be a tight fit. Then slide in or out the carriers and re-install the pivot.
4. Panels do not slide smoothly when opening or closing.

A. After installation, cleaning the header track after the system is installed can be overlooked. It is very important to keep both the top roller track and the bottom guide track clean from any debris. Open the system and place a clean rag at the end of your finger and place it up into the header track and drag it back and forth to clean both sides of the track. Sometimes the wheels will collect some debris, so don't forget to clean off the wheels too. Take a vacuum and remove all debris from the guide track in the threshold.
5. I cannot close down the system because the pull handle is in between two panels.

A. Usually, the panels have been attached with the handle positioned to the wrong side. Remove all hinge screws from the center hinge attached to the handle, flip the handle around and re-install the hinge.
6. When you open the system the folded doors seem to float or bind when they are up against each other.

A. This is usually caused by the improper leveling of the carrier and the pivot (e.g. panel weight is not evenly distributed). If it looks like the carrier is loose in the folded position, you will need to raise the carrier so this is no longer the case.
7. As time passes, your panels start to drag across the threshold.

A. Usually this occurs when the installer leaves the yellow tabs in the top pivot and carriers. Raise the panels to their proper level and remove the yellow tabs.

MINIMUM MAINTENANCE

DOOR HARDWARE

Door hardware subject to wear and tear, deterioration or damage by everyday use, corrosion and other conditions require ongoing maintenance. Maintenance of hardware is much more important in coastal marine or industrial and chemically aggressive environment. Any metal including stainless steel products require maintenance to prevent or reduce wear and tear or deterioration.

Track and Bearings

Lubricant reduces wear, improves smoothness and further protects against corrosion of the track and bearings. Note that stainless-steel bearings also require periodical cleaning and lubrication that prevents corrosion. Use a spatula or a similar tool. Apply small amount (typically ¼ teaspoon) of white petroleum jelly (Vaseline) or similar lubricant to the inner lip of each side of the track. Ensure that the wheels pass through the lubricant. The lubricant must be evenly distributed along the track. Apply additional lubricant around bearings.

Hangers, Pivots and Brackets

Wipe down with warm soapy water and a soft rag, rinse clean and dry well all exposed surfaces. Apply a light spray of corrosion preventing substance such as WD-40. Remove excess and wipe dry with cloth.

Hinges

Use warm soapy water on a soft rag. Wipe down the exposed surfaces. Follow with a clean damp rag. Maintain the original luster of the metal finish by the application of a thin film of light machine oil or the corrosion preventing spray mentioned above. Note that these materials may stain wood material and its finishes.

Frequency

Ensure smooth operation and prevent deterioration of parts and material. The above maintenance procedures need to be carried out as often as it is necessary.

Manufacturer recommends:

- Inland environment/climate – Every six (6) months.
- Coastal marine and industrial environment/climate – Every three (3) months.

GLASS

Glass care is more important than ever. Never use a razor blade, putty knife, abrasive pad or dirty/old rags that can scratch the glass. Never use any petroleum-based cleaners or caustic chemicals on your glass. Vacuum dirt from threshold and track before washing.

Do not use a high-pressure spray nozzle when rinsing your windows after washing. Clean glass with a mixture of mild dish soap & water. Rinse completely with clear water then wipe dry with a soft cloth to avoid water spots. Abrasive or caustic cleaners are never recommended because they might cause permanent damage to the finish or the glass.

THRESHOLD

Threshold guide track should be kept clean of any debris. Vacuum debris from threshold and track on a regular basis being careful not to scratch the threshold finish. Periodically inspect weep holes to make sure they are working properly. Add additional caulking when necessary.

PAINT FINISH

Aluminum Door Panels and Frame - Any breaches in the exterior paint coating, such as scratches, chips or areas of abrasion, must be repaired immediately. Under no circumstances can the metal be left exposed.

CONTACT INFORMATION

With proper care and maintenance, your beautiful Lanai Door will give countless years of smooth operation and enjoyment. If you should have any questions regarding the maintenance of you Lanai Doors™ system, please contact our corporate office at:

941 North Elm Street, Suite C
Orange, CA 92867
866-907-DOOR (3667)

One Year Limited Warranty

Coastal Innovative Products, Inc. (hereinafter referred to as “Coastal”), manufacturer of Lanai Doors™, warrants to customer that the Product sold under this contract shall comply with selections and specifications included on the Job Order Agreement and/or Change Order and are warranted to be free from material defects in workmanship and material under normal use and service for a period of one (1) year from the Shipping Date. No other express warranty is given and no affirmation of Coastal, by words or actions, will constitute a warranty.

Coastal does not warrant doors against warping caused by direct sun exposure. Wood doors will warp if they are subject to direct sun light. Southern and western exposures require 100% overhang protection (overhang equal to 100% of height of door panels) while eastern and northern exposures require 50% overhang protection (overhang equal to 50% of height of door panels).

If during the applicable warranty period, Coastal is notified promptly in writing upon discovery of any defect in the Product and Coastal’s examination of such Product discloses to Coastal’s satisfaction that such product is defective and such defects are not caused by accident, abuse, misuse, neglect, alteration, repair, or improper storage, finishing and installation, or use contrary to any instructions issued by Coastal, Coastal shall, at its sole option, either repair, replace or credit customer the purchase price of such Product. Notice shall be given to Coastal in writing within three (3) days from the date of discovery. Coastal shall have a reasonable time from the date of notification (but in no event less than 30 days) to cure any defect of condition. Coastal does not warranty any product removed from its original installation location or returned to Coastal without Coastal written authorization. The performance of this warranty does not extend the warranty period for any product beyond that period applicable to the products originally delivered.

THE FOREGOING WARRANTY CONSTITUTES COASTAL’S EXCLUSIVE LIABILITY, AND THE EXCLUSIVE REMEDY OF CUSTOMER, FOR ANY BREACH OF ANY WARRANTY OR OTHER NONCONFORMITY OF THE PRODUCT COVERED BY THE TERMS AND CONDITIONS. THIS WARRANTY IS EXCLUSIVE, AND IN LIEU OF ALL OTHER WARRANTIES. COASTAL MAKES NO OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, including WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. THE SOLE AND EXCLUSIVE REMEDY FOR ANY BREACH OF THIS WARRANTY SHALL BE AS EXPRESSLY PROVIDED HEREIN.

IN NO EVENT WILL COASTAL BE LIABLE FOR ANY COSTS ASSOCIATED WITH THE REPLACEMENT OR REPAIR OF PRODUCT, INCLUDING LABOR, INSTALLATION, OR OTHER COSTS INCURRED BY CUSTOMER AND, IN PARTICULAR, ANY COSTS RELATING TO THE REMOVAL OR REPLACEMENT OF ANY PRODUCT.