



uPVC Maintenance Guide

GaBe Double Glazing · BLG Enterprises WA Pty Ltd as trustee for the BLG Unit Trust

ABN: 67 424 176 276 • ACN: 653 976 491

23C Glassford Rd, Kewdale WA 6105

1800 422 334 · info@gabedoubleglazing.com.au

uPVC (Plastic) Windows and Doors – Maintenance Guide

Regular and proper maintenance is essential to ensure the long service life, optimal insulation, and reliable operation of uPVC double glazed windows and doors. When correctly maintained, uPVC joinery may perform flawlessly for **30–40 years**.

1. Frame and Glass Cleaning

- Use **lukewarm water with a mild, neutral detergent**.
- Clean using a **soft microfibre cloth, sponge or a squeegee for the glass**.
- Standard glass cleaners may be used on the glass surface only.

Avoid using:

- Abrasive cleaners, creams, or powder-based products
- Wire brushes or rough scouring pads
- Solvents (e.g. acetone, nail polish remover, thinners, petrol)

These products may cause **permanent damage, discolouration, or surface degradation** to the uPVC frame.

2. Hardware Lubrication (Every 6 Months is recommended)

Proper maintenance of the hardware is essential for smooth operation.

- Lubricate **locking points, locking cams, hinges, and all moving components**.
- Recommended lubricants, all of which are found in any hardware store:
 - Fine mechanical oil
 - Instrument oil
 - Sewing machine oil

Important:

WD-40 is primarily a cleaning and loosening agent. While it may be used short-term, it **does not replace proper long-term lubrication**. Always use oil for lasting protection.

3. Rubber Seal Care (Every 3 Months)

Rubber seals ensure airtightness, watertightness, and thermal performance.

- Wipe seals with a **clean, damp cloth**.
- Once dry, treat with:
 - Silicone spray, or
 - A glycerine-based care product

This helps prevent:

- Drying out
- Cracking
- Deformation

and keeps the seals flexible over the long term.

4. Drainage Hole Inspection and Cleaning

Drainage holes located at the bottom of the window frame allow rainwater to escape.

- Check that they are **not blocked by dust, insects, or leaves**.
- Clean using a thin stick or soft brush.

Blocked drainage holes may lead to **water pooling, leakage, or internal condensation**.

5. Ventilation and Daily Use

- Ventilate regularly, especially during winter and in bathrooms.
 - Avoid forcing windows or doors (pulling, slamming).
 - Use the tilt function for extended periods **only when necessary**.
-

6. Adjustments and Re-Alignment

Due to natural building movement (thermal expansion and settlement), **minor adjustments may be required over time**.

This is unavoidable in **newly built homes**, which is why we provide a **complimentary fine adjustment approximately six months after handover** for the structures we have installed.

- If a window or door becomes difficult to operate, rubs, or does not close smoothly, **professional adjustment is recommended**.
- Improper adjustment may **void the warranty**.

Recommended Maintenance Schedule

Monthly

- General cleaning
- Operational check

Every 3 Months

- Rubber seal care

Every 6 Months

- Hardware lubrication
- Inspection of moving parts

Annually

- Clean drainage holes
- Check screws and hinges
- Professional adjustment if required