



LOCKWOOD

Designed for good

Maintenance Schedule

Version 2 September 2018 | Effective for all new builds from 1.09.2017



Taking good care of your investment so you can love what you live in for years to come

We construct our homes with low maintenance and easy living in mind, in fact it is one of the hallmarks of our iconic building system and one of the biggest benefits to owning a beautiful Lockwood home.

However, as with all buildings, periodic maintenance is required to keep them in good repair. This helps to ensure they perform and function as well as they did from the day you were handed the keys.

Of course, the other important element is ensuring that your warranties remain valid by taking care of maintenance requirements timeously.

By keeping your home in good condition you will avoid deterioration which can happen slowly and may not be overtly obvious, but may accelerate over time. Delaying or putting off maintenance can add cost when the problem finally gets attended to.

Please consider the following as they impact on the nature and extent of time that should be spent on maintenance:

- The material or system used
- Geographical location and position (the harsher the environment the more regular the maintenance is required).
- The need to replace components if they wear out faster than expected.
- Ventilation, a well-ventilated home will reduce the likelihood of internal moisture damage, it is important your home is properly ventilated
- Keeping soil, earth, bark and other debris away from exterior cladding

There are a number of components that form part of Lockwood Buildings. Our suggested maintenance schedules below cover these specific areas;

- Lockwood exterior walls
- Lockwood interior walls
- Lockwood external windows and doors
- Lockwood interior doors
- Lockwood timber ceilings and beams
- Lockwood timber fascia's and barge boards

Refer to the following maintenance schedule for maintenance of specific Lockwood materials:

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. Please avoid 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	As required, as part of your general house keeping
	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		
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.	Every 2 months
Proper height clearances		Adjust roller screws through access holes with a screwdriver and adjust your striker plate if required	When necessary.	

Please see the Maintenance Schedule of other building materials and systems used in the construction of your home which should be provided by your Lockwood Contractor



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