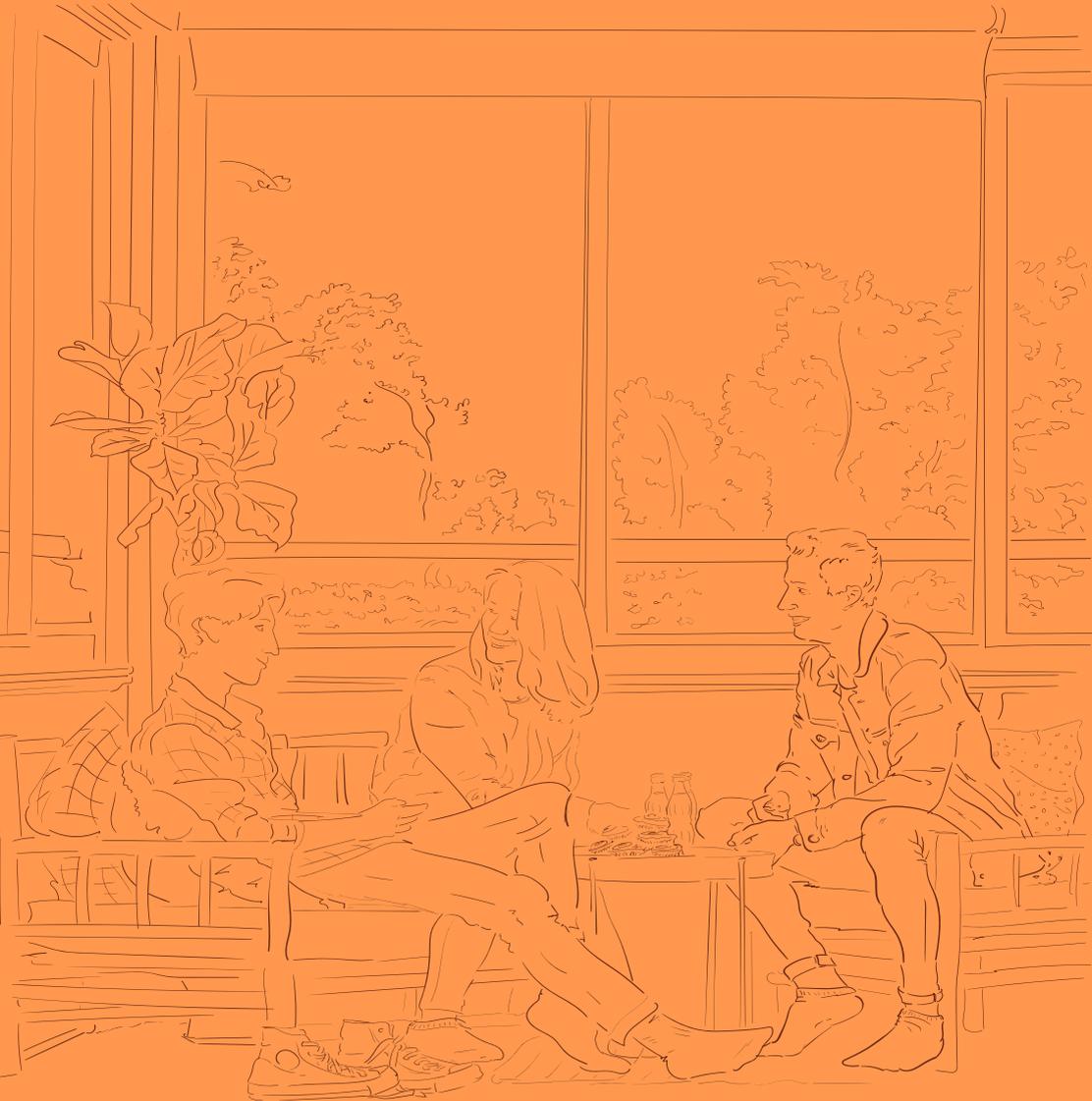




# Welcome to your new Balco balcony

**Instructions for use and maintenance**  
– Floor-to-ceiling design

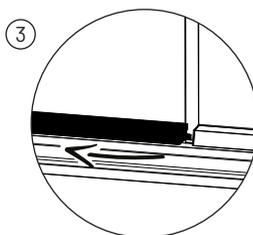
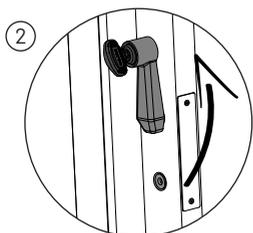
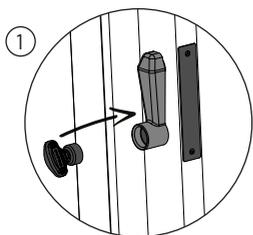




## Welcome to your new glazed balcony

*We would like to thank you for choosing Balco as a supplier. To enjoy and make the best use of your new balcony, please read the information in this brochure. If you move, we would like you to hand over the brochure to the new tenant/owner.*

# Locking and unlocking the windows



1. Place the magnetic key in the hole in the handle intended for this purpose.

2. Turn the handle upward to open the windows.

3. The glazing can be opened once the lock is open (see page 4). Be sure to slide the window to the side to release the locking pin (see figure 3).

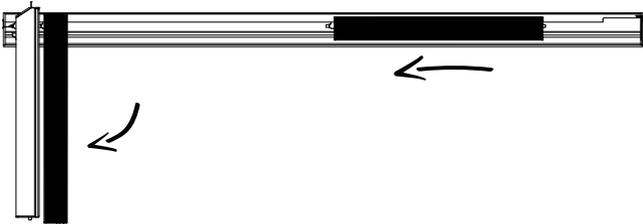
# How to open the glazing



1. Place the magnetic key in the hole in the handle and turn the handle upward to unlock. Slide the window to the side to release the locking pins.



2. Open the window by pulling it toward you.



3. Open the next windows by sliding them all the way to the opening side and then pulling them toward you. Repeat in reverse order to close.



# How to take care of your glazed balcony

## **Cleaning the lower rail profile**

The glazing's lower rail profile allows water to drain through drainage holes in the bottom of the profile. Rails, grooves and drainage holes should be vacuum-cleaned and washed with a soft, damp cloth to maintain the functional life of the windows. If the glazing has the CleanLine function, there is a plastic cleanout cover that can be carefully removed for cleaning using a screwdriver or similar tool.

## **Cleaning the glass**

Inside: Clean window glass and parapet glass in the same way as ordinary window glass, using water or window cleaner. Do not use alkaline detergents.

Outside: If the glazing uses self-cleaning windowpanes and parapet glass, add water to keep them clean.

## **Cleaning aluminium and laminate**

Clean with a mild detergent, such as soap or washing-up liquid. Thinners must not be used. If necessary, rubbing alcohol can be used with caution.

## **Cleaning the balcony slab**

Clean using a little mild detergent such as soft soap or similar products. De-icing salts or similar products must not be used, as they will damage the balcony slab.

## **Cleaning and maintaining powder-coated surfaces**

To maintain the colour and gloss on powder-coated surfaces, regularly wipe clean using a soft cloth and water. If necessary, add a mild detergent (pH 5-8), but then take care to finish by wiping off with plain water. If extremely dirty, the Board/Landlord should be contacted. Abrasive cleaners, polishes or detergents containing ketones or esters must not be used under any circumstances.

## **Lubrication**

Use lock oil or equivalent to lubricate lock rods, pins and cylinder locks – at least once a year or as necessary.

## **Adverse weather conditions**

During adverse weather conditions, such as strong wind combined with rain or snow, some water or snow may come into the balcony. However, this has no harmful effect on the materials. At low temperatures, water around the windows can freeze. If this is the case, avoid pushing or pulling the windows, as this may cause damage.

## **Condensation**

The self-ventilating design of the balcony glazing ensures that the glass is free from condensation. However, in adverse weather conditions some condensation may occur. You can then open a window slightly to let out the moist air.

### **Do not cover the air gap**

The air gap between the glazing elements and the roof ensures good ventilation and a continuous air supply to the building's ventilation system and, for this reason, must not be covered.

### **Fire ban**

Open fires are not permitted on the balcony, as this may pose an acute danger to you and your surroundings. The balcony is classified as an outdoor space and the furniture should be adapted accordingly.

### **Do not drill holes in any part of the glazing**

Since water is drained through the profiles, newly drilled holes can lead to water leakage.

### **Suspension**

Do not mount anything on the ceiling of the balcony. Mount lamps and such on the apartment wall. Satellite dishes or other objects must not be mounted on glazed sections. The glazing is not designed for flower boxes from any supplier other than Balco. Installation of awnings requires the glazing elements to have been prepared for the installation of awnings (additional equipment). Awnings may only be installed by qualified professionals.

### **Carpets (option)**

In glazed balconies with carpets supplied by Balco, clean the carpet with a standard vacuum cleaner. Make sure the carpet is dry before vacuuming.

### **Roller blinds (option)**

The roller blinds are raised and lowered using the roller blind chain. They should not be rolled down beyond the level of the lower rail profile or the lower edge of the window. The roller blind should not be rolled up any higher than where its lower edge is level with the lower edge of the blinds holder. The roller blinds must be dry before they are rolled up. They should not be lowered when the glazing windows are open. Clean with a damp cloth. Roller blinds may only be installed by authorised Balco personnel.

### **Flower boxes (option)**

In the flower box, there is an inner box for growing. Do not place soil directly into the aluminium box, because water mixed with soil can then run down on to the balconies below.

### **Flag holder (option)**

The flag holder may only be used for the balcony flag.

### **Replacing materials**

Replacement of all parts and materials must be carried out by a qualified professional.

### **In the case of problems**

In the event of damage or any problem with the balcony, please contact your Board/Landlord first. In case of major damage, the Board/Landlord should contact Balco.



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