



Welcome to your new Balco balcony

Instructions for use and maintenance
– Space



Welcome to your new balcony

Balco would like to thank you for choosing us 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.

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 is equipped with the CleanLine function, there is a plastic cleaning cap that can be carefully removed with a screwdriver or similar tool during cleaning.

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 has "self-cleaning" window glass and parapet glass, water/ rainwater must be added to keep it clean. If there is no rainwater on the glazing, it will not be cleaned.

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

The balcony slab is cleaned sparingly using mild detergent, such as soap. De-icing salts or similar products are not to be used, as they will damage the balcony slab.

Cleaning and maintenance of powder coated surfaces

To maintain the colour and shine of a powder coated surface, wipe and clean regularly 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. When 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 penetrate 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. Lamps and such are mounted on the apartment wall. Satellite dishes or other objects must not be mounted on glazing sections. The glazing is not designed for flower boxes from any supplier other than Balco. Awnings may only be installed by qualified professionals. Installation of awnings requires the glazing elements to have been prepared for the installation of awnings (additional equipment).

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.

Roller blinds (option)

Roller blinds may only be fitted by authorised Balco personnel. 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 strip is level with the lower edge of the blinds holder. The roller blinds must be dry when they are rolled up. They should not be lowered when the glazing windows are open. Clean with a damp cloth.

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.

Flag holder (option)

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

Replacement of material

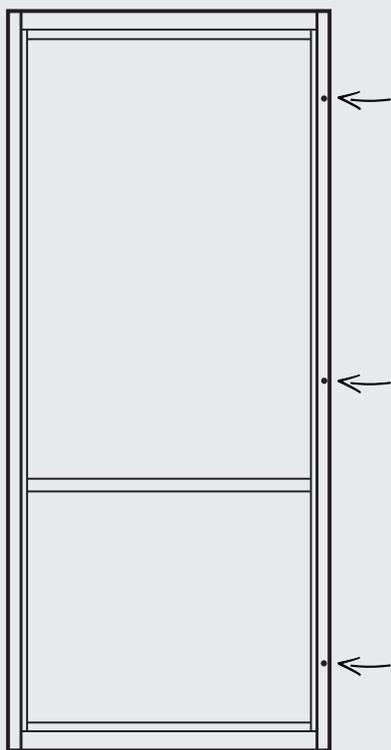
Replacement of all parts and materials must be carried out by qualified professionals.

In the case of problems

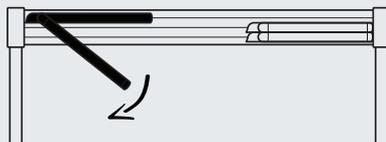
In the event of damage or any problem with the balcony, please contact your Board/Landlord first. In case of major damage, the Board/Landlord should contact Balco.

How to open the windows for cleaning

The description applies for opening the right-hand side of the window.
Reverse the process if the window's opening is on the left-hand side.



1. Use the enclosed square-head key when you open a window. Each frame has three locks that need to be unlocked in order to release the window from the window frame.



2. Once all three locks have been unlocked, you can open the window 70°. Opening the frame may only be used for cleaning purposes. The opening option is not intended for regular use, as it can lead to wear and tear in the material. Lock all locks after cleaning, to restore the stability of the structure.



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