



## **Subject: Frequency of Cleaning and Visual Inspection**

It is assumed that the occupier/owner/maintenance contractor of the building will have the windows cleaned externally on a regular basis.

It is suggested that the window cleaner be briefed to look out for and make observations with regards to any possible cracked tiles, bridged joints in the tiles or any build-up of contaminants across the façade. If this is not practical then an independent routine inspection is recommended on a yearly basis to make observations as identified above.

The tiles supplied to the (PROJECT NAME) project are (INSERT FINISH) and therefore maintenance is expected to be minimal. At pedestrian level general day to day cleaning should be with warm water and detergents. If graffiti is noted experiment with mildly aggressive solutions of up to 10% acid content which should remove water based staining. If the graffiti is solvent based, cellulose based thinners will remove the marks and then wash with warm water and detergents.

After a 5 year period, it is to be expected that the occasional vertical drainage channel may become choked with dust blown in from the atmosphere during periods of windy or inclement weather. Similarly, the odd joint may have debris wedged in them, which may possibly promote the development of a localized build up.

To minimize or prevent such, the client may wish to give consideration to brushing out all or only the affected joints (if any) after this period, i.e. subject to visual inspection.

However, after a 10 year period it is recommended that the client give consideration to washing down the whole façade system, (particularly north facing elevations subject to visual inspection) using a low pressure water jet. This will not only remove any build-up of pollutants (discoloration) to the face of the tiles, but will thoroughly clean out any contaminants or clogged joints in the tiles, vertical and horizontal.

For any further maintenance issues please contact Telling Architectural to discuss the options available on the project at the following address:

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