

INSTALLATION GUIDELINES

For E3 Wood & Clad Systems

Thank you for choosing a Lanai Doors™ bi-folding door system. You have chosen one of the finest weather-sealed bi-folding door systems available today. The Lanai Doors™ system is made with top quality products and if installed properly will provide you with years of trouble free operation.

The following instructions provide guidelines for preparing, fitting and installing your top hung bi-folding door panels. No matter how many doors you have installed in the past, completely read these installation guidelines before you attempt installation. If you have any questions or would like clarification please call our toll free number (866) 907-DOOR. While this guide is comprehensive, it cannot address all eventualities, which may be encountered on site. The most important factors for a successful job are:

- Square and plumb rough opening
- Level and flat flooring
- Structurally sound and unyielding rough opening header
- Proper amount of overhang to prevent direct sun exposure (100% for western and southern exposures and 50% for eastern and northern exposures – see Limited Warranty)
- Using an installer who is qualified and experienced with top-hung systems and familiar with applicable Federal, state and local codes and regulations

Lanai Doors™ is unable, and does not control the actual site measuring and installation, and therefore does not assume any responsibility or liability for the performance of the installed product.

CRITICAL INSTALLATION INFORMATION – Bi-folding systems are different than a normal swing door which is hung from a jamb with little or no pressure on the header or threshold. All bi-folding system weight is carried by the header. In a closed position, wind load pressure is applied to both the header and threshold guide track and larger systems can act like a giant sail. In an open position, the weight is transferred to the folded end position and a significant counter-weight leveraged on the threshold guide track. **For these reasons, it is critical to securely attach both the frame header and threshold to the rough opening to maintain proper functionality under various weather conditions.**

TOOLS & MATERIAL NEEDED FOR INSTALL

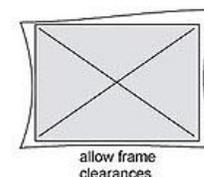
- TAPE MEASURE
- 6' 0" OR LONGER LEVEL
- PLUM BOB
- LONG PHILLIPS & REGULAR SCREW DRIVERS (TO ADJUST PIVOTS & CARRIERS)
- LADDER & STEP STOOL
- SMALL PLASTIC & WOOD WEDGES
- CHALK LINE
- MASONRY SAW (LOWRISE & FLUSH)
- BRADS & GLUE FOR WOOD ASTRAGAL
- SILL PAN
- DRILL AND SCREW GUN
- REGULAR DRILL BITS
- 5/16" HEX TIP
- BACKING & STRUCTURAL SEALANT
- SUBSTRATE SEALANT
- SILICONE SEALANT

PARTS LIST

- HEADER TRACK WITH PIVOT & CARRIERS
- STANDARD THRESHOLD, LOWRISE OR FLUSH GUIDE
- STANDARD THRESHOLD GASKET
- SIDE JAMBS
- DOOR PANELS WITH HINGES AND HANDLE ATTACHED
- ASTRAGAL
- FRAME ASSEMBLY, HEADER & THRESHOLD, AND HINGE SCREWS
- 5/32" MASONRY BIT, #2 COMBO DRIVE & #3 SQUARE DRIVE

SITE MEASURING AND PREPERATION

1. Check substrate of the rough opening (walls, floor and head structure) and make sure that all components are sound, suitable and ready to receive the door jambs, threshold, top track/header and door panels. Note that fasteners must penetrate through solid material and that offset installation may cause roll and twist of the header beam. Rough opening header must not deflect more than 1/16" (2 mm) when carrying the weight of the doors.



2. Establish and measure clear, square-opening sizes. Straight edge and level tools should be used. Ensure that all measurements follow straight lines and apply to square corner conditions. Note: Bottom must be LEVEL and sides SQUARE. Your Lanai Doors™ were manufactured to fit rough opening dimensions you provided with ¼" (6mm) clearance on all four sides.

3. A sill pan is recommended to be installed under the standard threshold. If properly installed, your system should be weather resistant. However, under certain situations and over time moisture and water can penetrate thresholds and damage your interior flooring. Protect your investment by installing a sill pan.

4. Note: Whenever conditions are unsatisfactory, do not proceed with installation.

MATERIAL HANDLING AND STORAGE

5. Door panels and frames can be damaged if not stored indoors, free from any moisture, out of any direct sunlight and segregated in a way not to be damaged by others. Moisture, sun and other contaminants will damage unfinished wood. Seal and finish your door panels and frame as soon as possible. Never drag door panels!

6. Door panels are shipped with temporary blocks on the bottom of each door to prevent damage during handling. Before installing door panels you need to remove the temporary blocks with a hex head drill bit. Handle door panel with care in an upright position. **NEVER** drag door panels! If door panels are to be stored for more than a few days, door panels should be carefully stacked in a vertical position at least 3 ½" off the floor supported by 2x4's in between each door panel. No stack should have any more than five door panels. Otherwise, improper storage may result in warped door panels.

“Keep Doors Protected Until Finishing”

SEAL AND FINISH WOOD BEFORE INSTALLING

7. It is strongly recommended that you seal all wood surfaces (exposed or not) before you install your Lanai Doors™ system. Wood is hygroscopic and dimensionally influenced by changes in moisture content caused by changes within its surrounding environment. To assure uniform moisture exposure and dimensional control, all surfaces must be finished equally. This means finishing all six sides of every door panel, frame header, jamb and threshold.

8. To assist with your installation, certain components of your Lanai Doors™ system have been pre-assembled (hinges, carriers and insulation). To properly seal and finish your system, **carefully** remove insulation (careful not to tear) and hardware from each door panel, frame header, jambs and threshold. **Note – Our bronze and brass screws are made from soft metals and the heads can easily be stripped. Be extra careful when using a screw gun not to strip the screws.** Keep track of individual items taking note of lengths and placement to make sure you properly re-assemble your system. You may want to take digital pictures of your system before you disassemble to help remember their placement. After finishing, reassemble hardware exactly the same way it was originally installed. Lanai Doors™ is a surface mounted system, except for flush bolts. Do not mortise in any hardware because this will impact functionality.

“Lanai Doors™ is a Surface Mounted System, Except For Flush Bolts -- Do Not Mortise In Any Hardware”

9. Wood door panels have a thin bead of glazing squeezed out on the visible surface. This is done intentionally to maintain a good moisture seal. Excess material greater than 1/8" may be carefully trimmed from the glass. Be sure to lap the finish coat 1/16" onto the glass for proper moisture seal. Do not remove lapped paint when cleaning the glass.

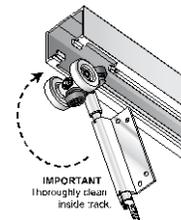
10. When painting, use a high-grade exterior primer followed by at least three coats of high-grade paint. For natural finishes, use an oil base semi-transparent stain designed for exterior use followed by at least three coats of marine spar varnish or locally approved exterior grade finish containing UV inhibitors to protect from sun damage. Polyurethane and lacquer based finishes are not recommended for exterior use. To avoid warping, cracking and damaging **ALL SIX SIDES** of each door panel, header, jambs, threshold, and inside of lever and lock holes need to be properly sealed. Avoid materials that do not seal pores of the wood. Use only compatible high quality materials and apply finish coats to all exposed wood surfaces as directed by paint manufacturer. Avoid applying sealers and paints to any non-wood parts.

“Seal All Six Sides Of Wood Doors”

11. Cladding – Any breaches in the exterior paint coating, such as scratches, chips or areas of abrasion, must be repaired immediately. Under no circumstances can the metal be left exposed.

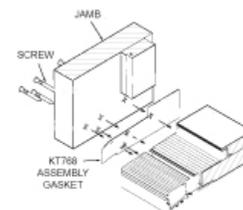
DOORFRAME AND THRESHOLD INSTALLATION

12. Take inventory that the top pivots and carriers are in the header track before you screw the frame together. For maintenance of header track assembly, there is a pre-cut hole under one of the pivot plates which will allow for the removal of pivots and carriers after the frame is installed. You will attach the door panels to the frame assembly after the frame is completely installed.



13. Remove pivots and slide plastic insert out of threshold guide track. This will allow you conceal the screw heads used to securely attach the threshold to your foundation. Because of wind and counter-weight loads, noted above, anchoring the threshold is imperative. You will reinstall the pivots and plastic inserts after you install the frame.

14. Lay header, two jambs and threshold on a flat, dry/clean, level and protected surface. Using frame screws and threshold assembly gasket carefully screw entire frame together keeping corners square and not twisted. If you chose a low-rise threshold you will need to block-out/cut-away approximately 1" wide by 1/2" deep of your finished floor to accommodate the guide track which sits inside your finished floor. Flush tracks are not screwed into the doorframe. See below for flush track installation. Lanai Doors™ systems are sold as either outswing or inswing. Double check the swing of each system before you attempt to install them to avoid wasted time.



15. Loose fit the doorframe into the opening (ensure it is facing the correct direction) to make sure it fits. Once you determine that your rough opening and frame are properly sized, temporarily tack your header track in place. Mark the front and back of the threshold on the sill pan or foundation so you will know the inner and outer limits of the threshold for your substrate sealant beads. Using a 5/32" drill bit, drill a hole in the threshold guide channel every 16" (400mm) and slightly mark the foundation (high wind-load areas may require additional securing). Do Not use drill bits larger than 5/32" because the screw heads may penetrate through the guide track. Using the same drill bit, mark the foundation through the pivot screw holes. Remove the frame from the opening.

“Do Not Float The Header”

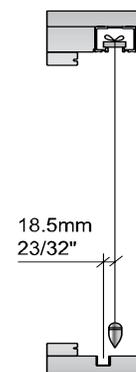
16. Using the 5/32" masonry drill bit provided, drill into the foundation at the marked positions 1/4" deeper than the 3/16" by 1 3/4" cement screws and the pivot plastic inserts. The plastic pivot screw anchors require a slightly larger hole of 3/16". Place the pivot plastic inserts into the foundation and make sure they are snug. If you made the hole too big for the pivot inserts, you may need to arrange for larger inserts.

“Anchoring Threshold Is Imperative”

17. Apply four thick beads of substrate sealant (outside edge, inside edge, 2-center) across the entire length of the sill pan to seal the threshold. Re-position the doorframe so that the head and threshold are located in the desired position. Insert backer above the header and shim under the threshold, as needed to provide vertical support for traffic loads, and lateral support to resist wind loads. At the top and bottom of doorframe, shim tight both jambs to the rough opening, and make the jambs plumb.

“Use A Plum Bob To Perfectly Align The Top And Bottom Pivot Posts”

18. After pushing plenty of substrate sealant into the pivot holes in the threshold guide channel, re-attach the bottom pivot posts to the threshold by screwing them into the pivot plastic inserts. To properly align the top track with the threshold guide (including flush track), using a plum bob, check that the pivot post in the header is perfectly aligned with the pivot post attached to the threshold track. **Note – The top pivot can get dislodged during shipment and assembly.** Check that the top pivot post is properly seated in its holder by visual inspection. If you cannot clearly see the adjustment screw, you need to re-arrange the pivot so you can. Check that the center of the extruded aluminum top track is off centered to the bottom channel by 23/32" (18.5 mm). Verify and ensure that the frame is not out of plane or twisted. Use the edge of the doorstop as the reference face.



19. At the top and bottom of doorframe, shim tight both jambs to the rough opening, and make the jambs plumb.

20. Insert shims under the threshold to ensure it is level and well supported. Make sure that the threshold is level or its middle part bows (concave) slightly down by no more than 1/8" (3 mm). Avoid any upwards bow (convex) deformation.

21. Finally, double-check the doorframe is square by verifying that the diagonals do not differ by more than 1/8" (3 mm).
22. Use the screws provided to secure both the top and bottom of each doorframe jamb at the shimmed locations. The door stops attached to the jambs are only tacked on with brads. Remove the stops and countersink screws under the stops so they will be concealed.
23. Using cement screws provided (or suitable alternative); securely attach the threshold to the sub-floor structure after pushing plenty of substrate sealant through the holes in the threshold to provide a good seal to the sill pan and foundation. The screws should slightly bevel the aluminum track downward but not so much that the screw penetrates through the profile. Re-check that the threshold is still level and not bowing down by more than 1/8" (3 mm). Shim under the threshold if necessary.
24. At suitable spacing (maximum 24" (600 mm)), insert additional shims and screws to properly secure the jambs. Make sure that the doorframe jambs are straight and plumb, and not bowing in or out by more than 1/8" (3 mm).

FLUSH TRACK (if applicable)

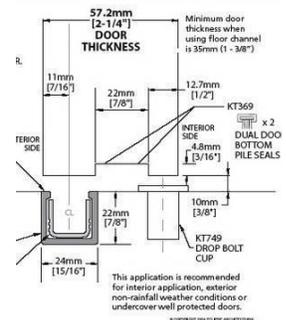
25. Flush tracks are not weather tight and should not be used without proper overhang and appropriate flooring. The top of your flush track is designed to be level and flush with your finished floor and the bottom of both side jambs. The door panels are designed 1/2" shorter than the inside measurement of your frame. You need to maintain this gap completely across the system.
26. Remove pivots and slide plastic insert out of flush guide track. This will allow you to conceal the screw heads used to properly attach the threshold to your foundation. Because of wind and counter-weight loads, noted above, anchoring the flush guide is imperative. You will reinstall the plastic insert and bottom pivot after the frame is installed and properly sealed at all joints.
27. You will need to know the placement of your header track to determine the placement of your flush track – loose fit as describe above. See step 28 below for proper placement of flush guide track. Cut and remove portions of your finished floor and sub-flooring (concrete slab) to accept the track allowing for alignment and silicone. Be sure to consider the thickness of your finished floor (if not already installed) and the outside dimensions of the flush track (7/8" high and 15/16" wide). If, after you chipped away any concrete and the hole is not even, add quickset to the hole and even out the bottom with a block similar in size to the flush guide.

28. Install your doorframe as described above. Systems with flush tracks will come with 7/8" of Azek attached at the bottom of each door jamb. Wood will rot if left in direct contact with cement. In addition, this moisture barrier will allow you to recess the jambs to the same level as the flush track and provide a solid surface to seal both ends of the flush guide. If you do not recess the door jambs below the finished floor, the Azek can be removed or easily trimmed to fit. The Azek is also marked to reflect approximately where the flush track should lay. Remember that the pivot post in the flush track has to be position directly under the pivot post in the header track – use a plum bob.

29. Place flush track into the sub-floor channel and align your flush track as described in step 18 above. Once everything is properly aligned, drill holes into concrete large enough to fit plastic inserts. The bottom pivots are off-set to bring the pivot post in direct alignment with the top pivot in the top track. If you installed the track backwards, just remove the pivots from the track, reverse them and reinstall into the track.

30. Using screws provided, attach flush track to concrete along with appropriate substrate sealant. Keep your finished floor thickness in mind when setting the height of the flush track. Remember to seal the ends of the flush track to prevent moisture from leaking out the sides. See step 53 below for installation of flush bolt receptor cups. Placement of the cups will be determined after you install the door panels. If there is a need to have weep holes, this is the contractor's responsibility to design and install.

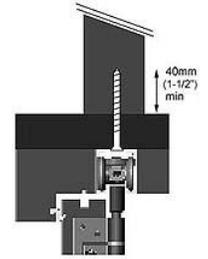
**“Maintain 1/2”
Door Clearance
Across Inside
Frame”**



**“Use A Plum Bob
Along Entire
Header Track To
Properly Align
Pivot Posts And
Guide Track”**

TOP TRACK FITTING

31. Top track should already have pre-drilled holes through the track and doorframe head. The holes should be drilled at 16" (400 mm) on center maximum. In addition, using 3" (76 mm) spacing, there should be five (5) more pre-drilled holes for fasteners that are needed at the end(s) where the doors stack. Do Not Float the frame header in the rough opening. As noted above, it is critical to securely attach the frame header to prevent any deflection.



32. **Helpful Tool** – cut a piece of wood (2x4 will work) “exactly” one-half inch longer than the door panel height and place it in the center of the opening resting on the threshold and touching the header. This is the inside frame gap you need to maintain across the entire system opening for the door panels to properly fit and is very helpful maintaining the ½” gap for larger systems. Insert shims or backing above the frame header and secure the doorframe head with the appropriate screws. Structural (suspension) steel, pan head fasteners should be at least #12 by 3" (14 x 76 mm) long and penetrate by 1 ½" (38 mm) into the rough opening’s structural header beam that carries the load of the door panels. (Note that steel and concrete structures require additional preparation.) Be sure to put screws in ALL holes to properly handle the weight and deflection of the doors when open. Check that the door head assembly is level or has a slight bow upwards not exceeding 1/8" (3 mm).

33. Properly seal both ends of the threshold guide with joint silicone to prevent moisture from leaking out the sides. Seal all four corners inside and out at each joint, especially at the stops. Once the silicone has set up, re-attach the plastic threshold guide insert. Seal the frame opening in accordance with local code and contracting requirements using appropriate flashing, backing, structural sealant and/or foam.

“Properly Seal All Joints”

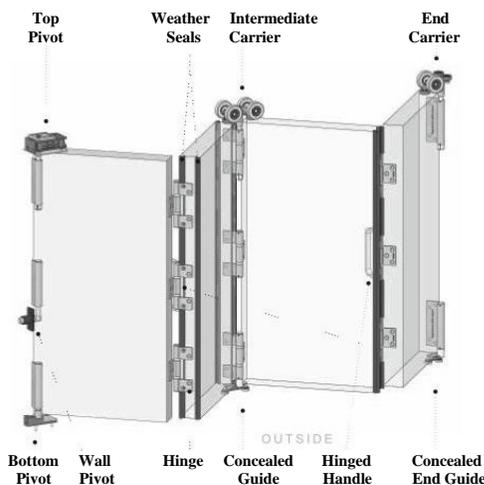
34. After pushing plenty of substrate sealant into the pivot holes in the threshold guide channel, re-attach the bottom pivot posts to the threshold by screwing them into the pivot plastic inserts. To properly align the top track with the threshold guide (including flush track), using a plum bob, check that the pivot post in the header is perfectly aligned with the pivot post attached to the threshold track. **Note – The top pivot can get dislodged during shipment and assembly.** Check that the top pivot post is properly seated in its’ holder by visual inspection. If you cannot clearly see the adjustment screw, you need to re-arrange the pivot so you can. Check that the center of the extruded aluminum top track is off centered to the bottom channel by 23/32" (18.5 mm). Verify and ensure that the frame is not out of plane or twisted. Use the edge of the doorstep as the reference face.

35. Once more, thoroughly clean the extruded head track and remove any debris before you attach the door panels. Debris left in the track will attach to the carrier wheels and will not flow properly. Check that the carriers move freely along the full length of the track.

“Clean Header Track Thoroughly To Avoid Damaging Carrier Wheels”

36. Lubricate the track and the wheels with a small quantity of white petroleum jelly (Vaseline). This will improve smooth operation, and help to preserve the bearings and track.

DOOR PANEL HANGING STARTING WITH PIVOT DOOR



“Lanai Doors™ is a Surface Mounted System, Except For Flush Bolts -- Do Not Mortise In Any Hardware”

37. Door panels are pre-numbered on the inside of the Lanai Doors™ sticker. As example, Panel 1-R is the first door panel to be installed (pivot door) on the right side when standing outside the house looking in. In most cases, hardware is already attached to certain panels and only needs to be screwed to adjoining panel or carrier.

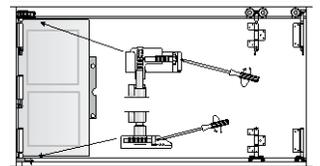
“It is recommended to have more than one person to install door panels”

38. Before you start attaching doors to your system make sure that the bottom pivot door hinge plate is attached to the **door** and the top and wall pivot hinge plates are attached to the **pivots**. Set the pivot door panel (door panel # 1) in the open position (or 90 degrees to opening) and place it on the bottom pivot. Using plastic wedges between the door and the threshold, carefully raise the level of the door so that the top pivot hinge lines up with the predrilled holes in the door. Use wood wedges at the other end of the door to keep the door level.

“Attach Top & Wall Pivot Hinge Plates To Pivots Before Installation”

39. Using the hinge screws provided, screw/secure the top pivot hinge into the predrilled holes on door panel. Be careful not to strip the screw heads.

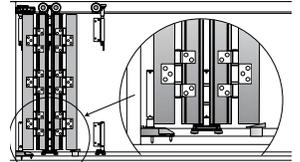
40. Close the door panel and check for a consistent gap (approx. 1/4” or 6 mm) between the side jamb and the door panel. Adjust the gap by turning the top and bottom pivot adjustment screws. If the top of the door is not moving when you adjust the top pivot, as described in step 18 above, the top pivot may not be properly seated. Take door off and adjust the top pivot so you can easily see the adjustment screw. Then, re-attach.



41. Provide an even panel top gap of 1/8” (3 mm) and bottom gap of 3/8” (10 mm) by adjusting the top pivot hinge. While dealing with any pivot or carrier vertical adjustment, always support the weight of the door panels with a plastic wedge or similar tool carefully not to damage the threshold.

42. If you have a flush guide system, do not engage the bottom flush bolt (doors 1, 3, 5 & 7) until you install the bottom flush bolt cups described in step 53 below. The bottom flush bolt is **NOT** designed to lock into the guide channel, except for inswing systems.

43. Now that the pivot door panel is set, you can install the remaining interior doors. Be sure to wedge all door panels a little bit higher than doors already installed. Remember the door panels must be fully open to prevent damage to adjusting screws and to allow for horizontal adjustments.



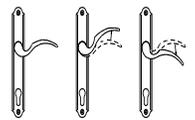
45. Close the door panels and adjust all the carriers vertically with a suitable screwdriver so that the top edge of all panels has a consistent gap from the header.

46. Test-operate all door panels. Inspect the gaps at the end panels while the doors are closed. If the gaps are uneven, open the door panels and adjust the horizontal screw on the top and bottom pivots.

MULTI-POINT DOOR HANDLE

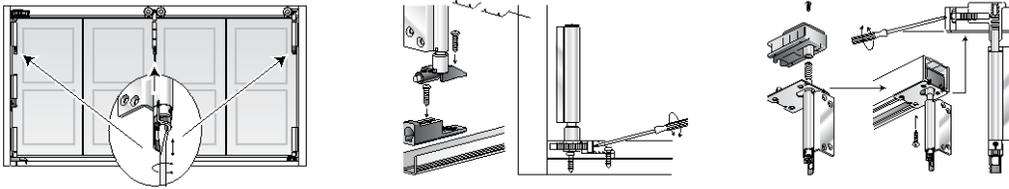
47. If your system is not shipped in a crate, Lanai Doors™ usually removes the multi-point door handle and dead bolt during shipment. Follow the Hoppe instructions included in the door handle box for installation.

48. The most confusing part of this system is that the Hoppe multi-point dead bolt will not turn or engage itself **until** the multi-point locking system is engaged by manually pushing in the small mishandling device button and “lifting” the door handle. After the locking system is engaged you can now engage the dead bolt by turning it in the locking direction. **DO NOT** try to close the door when the locks are engaged. This could damage the locking system and the strike plate door. The mishandling device button prevents the multi-point tongues and dead bolt to be extended without the doors being closed. See www.us.hoppe.com for additional information about this product.



FINAL ADJUSTMENT

49. Fine-tune the door panel height by turning the carrier and pivot hinges and adjust until the door panels operate smoothly, and the gaps are even and acceptable.



50. After you have your system where you want it, remove the “**yellow**” carrier-shipment clips from pivots and carriers and turn the carrier pin to engage the SureLock™. If you forget to remove the yellow clips, your system will begin to drop and drag on your threshold.

51. Check the gap on your action door panel and lock. Depending on your configuration you can adjust the pivot door panel(s), as described in 40 above, to narrow or widen the gap for your locking system to properly function. As wood doors will swell and shrink between seasons, you may need to re-adjust the pivots and carriers accordingly.

52. **Astragals** – For systems that have an action door locking into another door, you will have an outside astragal. We do not pre-attach astragals to prevent damage during shipment and proper fit. **DO NOT ATTACH ASTRAGALS UNTIL YOU HAVE PROPERLY ADJUSTED THE DOOR PANEL HEIGHT.**

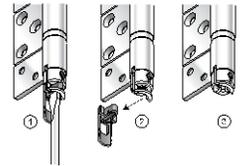
Outswing Systems – Your astragal is attached to the outside of the action door. The astragal should be full length of the door, unless there are carriers on the strike plate door, which then the astragal needs to be cut to fit between the carriers. For wood astragals, we recommend applying a small amount of glue and attach with finish nails and drilling a small pilot hole. For aluminum clad astragals, use wood screws to attach astragal to the outside. If you have any questions, please call before cutting or attaching.

Inswing Systems – Your astragal is attached to the outside of the strike plate door. The astragal should be cut to fit between the outside top header stop and the bottom threshold stop. For wood astragals, we recommend applying a small amount of glue and attach with finish nails and drilling a small pilot hole. For aluminum clad astragals, use wood screws to attach astragal to the outside. If you have any questions, please call before cutting or attaching.

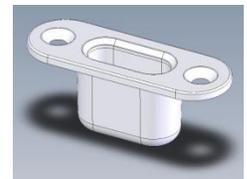
53. **Flush Bolt Cups** – If you have a flush track system, you now need to install the flush bolt receptor cups into your finished floor. Starting from the pivot door panel, push closed the first two doors. Mark the placement of the receptor on your finished flooring. Carefully RotoZip or drill-out an appropriate hole and install the receptor cup with screw provided and plenty of silicon. Repeat this procedure for each cup. The bottom flush bolt tips **ARE NOT** designed to go into the flush track channel.

54. **Un-clog Weep Holes** – The standard threshold has pre-drilled weep holes to the outside to allow water that gets into the guide track to drain. During installation and finish work by other sub-contractors the weep holes can get filled or covered up. It is strongly recommended that when everything is complete make sure that weep holes are clear of any debris and open wide.

If there is a need to have weep holes for the lowrise threshold or flush guide, this is the contractor’s responsibility to design and install.



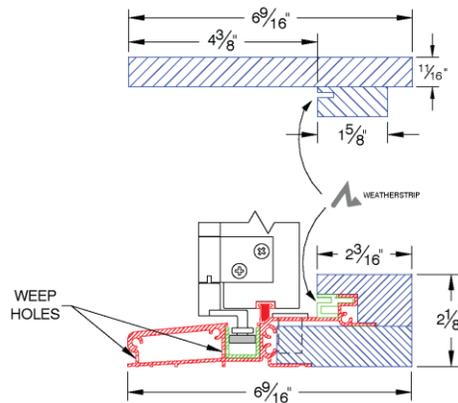
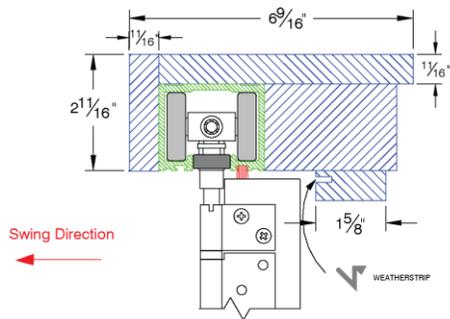
“Remove Yellow Carrier Clips After System Is Appropriately Adjusted”



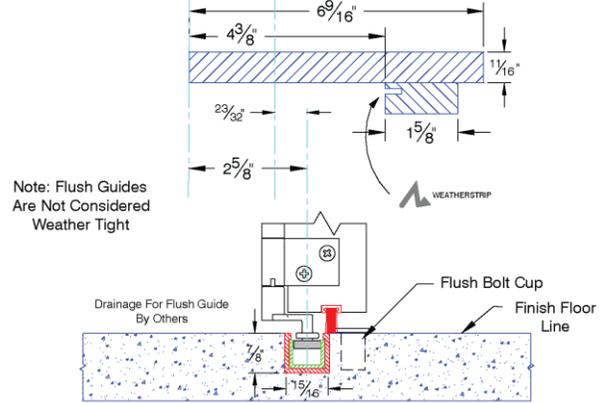
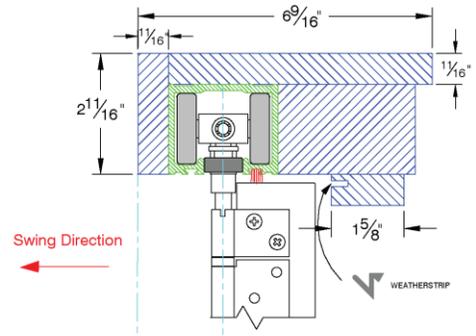
PROBLEM SOLVING

1. When adjusting the pivots for proper left to right spacing, the top of the panel does not move which causes the gap between the door and the jamb to be uneven.
 - A. As noted in step 18 above, the top pivot can get dislodged during shipment. You need to access the top pivot without the door panels in the way. Remove the hinge screws from the top and bottom pivots. While someone supports the pivot door, fold the doors away from the pivot posts. Adjust the pivot adjustment screw back into the jamb which will make the adjustment easier. To move the pivot adjustment screw into its proper hole, push the pivot up into the track and flip it forward causing the adjustment screw to be in the front cavity of the pivot casing. Check that the top pivot post is properly seated in its' holder by adjusting the screw. This should cause the post to move in or out. Now re-attach the pivot door to its hinges.
2. When you open the system by folding the doors to one side or the other, the panels do not fold flat against one another.
 - A. This can happen when you install the carrier bottom guides backwards into the channel. When the doors are part way open, the bottom guide should be visible; not hidden underneath the panels. If they are under the panels, remove hinge screws, flip the guide wheels around and re-install the hinge screws.
3. You found out that after you installed the frame that one of the carriers is not included in the track.
 - A. A hole is usually cut in the track under one of the pivots which allows you to remove or add the carriers from the track after the frame is installed. If you have two carriers, look closely to see which side has the hole. With the pivot post in, remove the four pivot plate screws and rotate the pivot down through the hole. This could be a tight fit. Then slide in or out the carriers and re-install the pivot.
4. Panels do not slide smoothly when opening or closing.
 - A. After installation, cleaning the header track after the system is installed can be overlooked. It is very important to keep both the top roller track and the bottom guide track clean from any debris. Open the system and place a clean rag at the end of your finger and place it up into the header track and drag it back and forth to clean both sides of the track. Sometimes the wheels will collect some debris, so don't forget to clean off the wheels too. Take a vacuum and remove all debris from the guide track in the threshold.
5. I cannot close down the system because the pull handle is in between two panels.
 - A. Usually, the panels have been attached with the handle positioned to the wrong side. Remove all hinge screws from the center hinge attached to the handle, flip the handle around and re-install the hinge.
6. When you open the system the folded doors seem to float or bind when they are up against each other.
 - A. This is usually caused by the improper leveling of the carrier and the pivot (e.g. panel weight is not evenly distributed). If it looks like the carrier is loose in the folded position, you will need to raise the carrier so this is no longer the case.
7. As time passes, your panels start to drag across the threshold.
 - A. Usually this occurs when the installer leaves the yellow tabs in the top pivot and carriers. Raise the panels to their proper level and remove the yellow tabs.

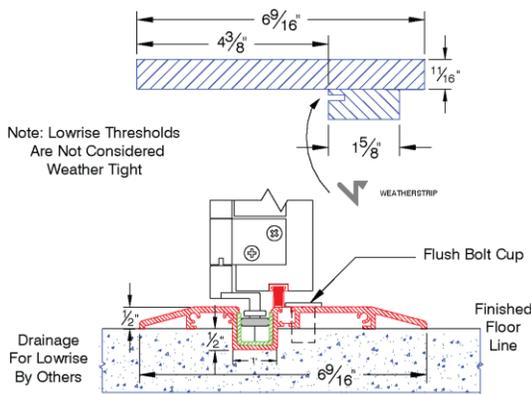
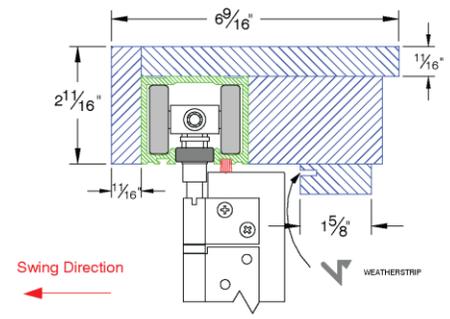
LANAI DOORS™ CROSS SECTIONS



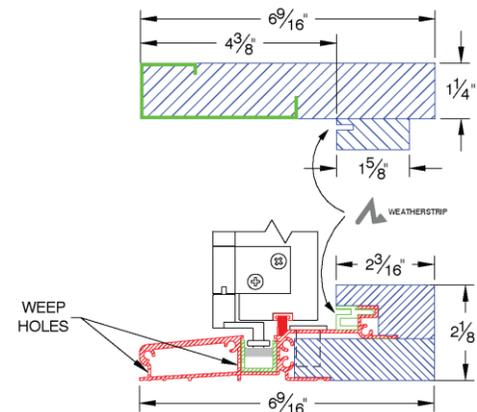
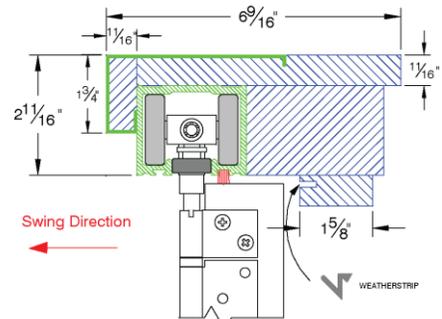
WOOD WITH STANDARD THRESHOLD



WOOD WITH FLUSH GUIDE



WOOD WITH LOWRISE



CLAD WITH STANDARD THRESHOLD

MINIMUM MAINTENANCE

DOOR HARDWARE

Door hardware subject to wear and tear, deterioration or damage by everyday use, corrosion and other conditions require ongoing maintenance. Maintenance of hardware is much more important in coastal marine or industrial and chemically aggressive environment. Any metal including stainless steel products require maintenance to prevent or reduce wear and tear or deterioration.

Track and Bearings

Lubricant reduces wear, improves smoothness and further protects against corrosion of the track and bearings. Note that stainless-steel bearings also require periodical cleaning and lubrication that prevents corrosion. Use a spatula or a similar tool. Apply small amount (typically ¼ teaspoon) of white petroleum jelly (Vaseline) or similar lubricant to the inner lip of each side of the track. Ensure that the wheels pass through the lubricant. The lubricant must be evenly distributed along the track. Apply additional lubricant around bearings.

Hangers, Pivots and Brackets

Wipe down with warm soapy water and a soft rag, rinse clean and dry well all exposed surfaces. Apply a light spray of corrosion preventing substance such as WD-40. Remove excess and wipe dry with cloth.

Hinges

Use warm soapy water on a soft rag. Wipe down the exposed surfaces. Follow with a clean damp rag. Maintain the original luster of the metal finish by the application of a thin film of light machine oil or the corrosion preventing spray mentioned above. Note that these materials may stain wood material and its finishes.

Flushbolts

Spray application of suitable lubricant such as WD-40 to the sliding pin inside the bolt and to the lock cylinder is recommended. A specialty tube attached to the nozzle helps to concentrate and direct the spray to the appropriate areas. Do not remove the locks from the doors but instead use the access holes or slots that are provided on all dropbolts.

Frequency

Ensure smooth operation and prevent deterioration of parts and material. The above maintenance procedures need to be carried out as often as it is necessary.

Manufacturer recommends:

- Inland environment/climate – Every six (6) months.
- Coastal marine and industrial environment/climate – Every three (3) months.

GLASS

Glass care is more important than ever. Never use a razor blade, putty knife, abrasive pad or dirty/old rags that can scratch the glass. Never use any petroleum-based cleaners or caustic chemicals on your glass. Vacuum dirt from threshold and track before washing. Do not use a high-pressure spray nozzle when rinsing your windows after washing. Clean glass with a mixture of mild dish soap & water. Rinse completely with clear water then wipe dry with a soft clean cloth to avoid water spots. Abrasive or caustic cleaners are never recommended because they might cause permanent damage to the finish or the glass.

THRESHOLD

Threshold guide track should be kept clean of any debris. Vacuum debris from threshold and track on a regular basis being careful not to scratch the threshold finish. Periodically inspect weep holes to make sure they are working properly. Add additional caulking to maintain seals when necessary.

WOOD FINISHES

You should re-apply a sealer coat to the top and bottom of the door panels every 6 months or sooner depending on the degree of exposure and climactic conditions in your area. Also, under normal exposure it may become necessary to apply another coat of finish over the entire door panel once a year. We recommend that you use a lemon oil to clean the surface of the door panels and thereby also extending the life of the finish.

CONTACT INFORMATION

With proper care and maintenance, your beautiful Lanai Doors™ will give countless years of smooth operation and enjoyment. If you should have any questions regarding the maintenance of your Lanai Doors™ system, please contact our corporate office at:

941 North Elm Street, Suite C
Orange, CA 92867
866-907-DOOR (3667)

One Year Limited Warranty

Coastal Innovative Products, Inc. (hereinafter referred to as “Coastal”), manufacturer of Lanai Doors™, warrants to customer that the Product sold under this contract shall comply with the selections and specifications included on the Job Order Agreement and/or Change Order and are warranted to be free from material defects in workmanship and material under normal use and service for a period of one (1) year from the Shipping Date. No other express warranty is given and no affirmation of Coastal, by words or actions, will constitute a warranty.

Coastal does not warrant doors against warping caused by direct sun exposure. Wood doors will warp if they are subject to direct sun light. Southern and western exposures require 100% overhang protection (overhang equal to 100% of height of door panels) while eastern and northern exposures require 50% overhang protection (overhang equal to 50% of height of door panels).

If, during the applicable warranty period, Coastal is notified promptly in writing upon discovery of any defect in the Product and Coastal’s examination of such Product discloses to Coastal’s satisfaction that such Product is defective and such defects are not caused by accident, abuse, misuse, neglect, alteration, repair, or improper storage, finishing and installation, or use contrary to any instructions issued by Coastal, Coastal shall, at its sole option, either repair, replace or credit Customer the purchase price of such Product. Notice shall be given to Coastal in writing within three (3) days from the date of discovery. Coastal shall have a reasonable time from the date of notification (but in no event less than 30 days) to cure any defect of condition. Coastal does not warranty any Product removed from its original installation location or returned to Coastal without Coastal written authorization. The performance of this warranty does not extend the warranty period for any Product beyond that period applicable to the products originally delivered.

THE FOREGOING WARRANTY CONSTITUTES COASTAL’S EXCLUSIVE LIABILITY, AND THE EXCLUSIVE REMEDY OF CUSTOMER, FOR ANY BREACH OF ANY WARRANTY OR OTHER NONCONFORMITY OF THE PRODUCT COVERED BY THE TERMS AND CONDITIONS. THIS WARRANTY IS EXCLUSIVE, AND IN LIEU OF ALL OTHER WARRANTIES. COASTAL MAKES NO OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, including WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. THE SOLE AND EXCLUSIVE REMEDY FOR ANY BREACH OF THIS WARRANTY SHALL BE AS EXPRESSLY PROVIDED HEREIN.

IN NO EVENT WILL COASTAL BE LIABLE FOR ANY COSTS ASSOCIATED WITH THE REPLACEMENT OR REPAIR OF PRODUCT, INCLUDING LABOR, INSTALLATION, OR OTHER COSTS INCURRED BY CUSTOMER AND, IN PARTICULAR, ANY COSTS RELATING TO THE REMOVAL OR REPLACEMENT OF ANY PRODUCT.