

# M&B Door Protection, Finishing & Maintenance Guide

Nothing quite sets the tone of your home as an attractive entry way with a stylish door as its main focal point. The following M&B recommendations on door type, exposure, colour choice, finishing & maintenance are designed to provide many years of beauty and durability.

## EXTERIOR DOOR PROTECTION

When selecting your new door, it is important to consider the level of weather exposure it will receive. The 'protection' of your door is a major factor in relation to its future maintenance requirements and longevity. To adequately protect your door from the effects of the sun & rain and extend its life, several factors should be considered. M&B recommend taking into account the direction your door will be facing. Typically, north & northwest exposures are the harshest in relation to direct sun & heat. Doors facing west-northwest and south-southwest will be exposed to damp and rain. Depending on the direction the door faces it will require some sort of protective overhang/portico. A formula to help determine the correct overhang in most cases is:  $Y = 1/2X$ . For example, if the measurement from the base of the door to the bottom of the overhang is 3 metres, then the overhang should extend at least 1.5 metres [please refer to diagram below]. With an appropriate size overhang doors may face any direction [north, south, east or west]. All exterior doors installed in these types of applications will still require maintenance.

## EXTERIOR DOOR TYPE

With a comprehensive range of doors to choose from it is important to consider the different degrees of exposure when selecting your door to ensure durability and serviceability.



## PAIRS OF DOORS

It is not recommended to rebate doors as it affects the integrity of the door structure. Elements Meeting Stile (EMS) should be used on all double door applications; they are available in timber or aluminium. For further details on Mushroom Stops please refer to brochure or visit [www.mbsales.com.au/EMS](http://www.mbsales.com.au/EMS)

*"Door type, exposure, colour choice all have an effect on the durability of a door".*

## EXTERIOR DOOR FRAMES

Selecting a quality door frame will also ensure optimum performance of your door system. A well constructed quality timber door frame will ensure a durable door system that is capable of holding the weight of solid entry doors. This is particularly important with oversized and larger/heavier doors. Energy efficient door frame options such as Evo & Enviro feature a self draining aluminium sill. These frames beneficially seal entrance doors [Rubber Weather Seals] with the added advantage of being energy efficient. For further details on Evo & Enviro frames please refer to the brochure or visit [www.mbsales.net.au/joinery](http://www.mbsales.net.au/joinery)

## DOOR COLOUR CHOICE

No matter what type of exterior door is selected, colour choice will effect how quickly the door weathers in our extreme climate. In general, darker colours absorb more heat than lighter colours. The exterior face of a door exposed to the sun can reach temperatures well in excess of 120 degrees. These extreme temperatures can cause noticeable damage to the door including finish deterioration and accelerated colour fading. In addition, extreme temperature changes can cause warping, sticking and other performance problems. Light colours are recommended as they will help reflect the heat and slow down heat build up. Doors exposed to direct sunlight must be finished in light reflective colours.



## INTERNAL DOORS

Light reflective paint colours should be applied to internal doors when exposed to direct sunlight, such as through windows. Internal timber veneer doors should not be exposed to direct sunlight unless finished in UV protective finishes. Internal solid doors, including joinery doors, must be hung on three hinges.

## DOOR HARDWARE

Quality door hardware should always be used. There is a large range of door hardware available. The correct door hardware to suit the exposure, style and functionality is very important. All external and solid doors must be hung on three hinges. For all exterior doors M&B recommend quality ball bearing hinges. Like doors, your door hardware will also require periodic maintenance.



*"Doors should always be stored or hung in dry buildings, not damp, moist or freshly plastered areas."*

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## PAINTING & SEALING EXTERNAL DOORS

All exterior doors must be primed [painted doors] or sealed [timber doors] and finished within 24 hours of installation. NOTE: Unsealed doors should never be exposed to wet or damp conditions.



## PAINTING & SEALING STEPS

**Step 1.** Immediately after the door has been fitted, it will need to be de-hung and all the hardware removed. The entire door must be primed/sealed; this includes both faces, stiles [sides], top and bottom rails plus hardware preps/cut outs [e.g. hinges, locks, flush bolts and mushroom stops]. NOTE: Priming all preps/cut-outs will minimise any moisture absorption.

**Step 2.** Once primed, apply at least two [2] coats of high quality exterior grade paint or timber finish to all surfaces & cutouts [as above]. Follow paint/timber finish manufacturers instructions.

**Step 3.** Once painting is completed the hardware can be re-installed and the door can then be re-hung.

## SEALING TIMBER DOORS

Timber is an organic material, subject to weathering effects of sun, heat and moisture. By 'sealing' the timber you will prevent absorption of moisture or excessive drying, fading and damage caused by the sun. The entire door and cutouts [as per step 1,2 & 3] must be applied. For M&B Surian Cedar Timber doors it is recommended to use Sikkens. The main benefits are; the wood grain remains visible, highly water repellent, flexible coating that expands and contracts with the timber, resists UV light [fading], easy maintenance. Sikkens Cetol HLS & Cetol Filter 7 can be used on all timber entrance doors.

For further details on Sikkens door preparation and finishing instructions please refer to the flyer or visit [www.mbsales.net.au/Surian](http://www.mbsales.net.au/Surian)



## FIBREGLASS DOORS

Fibreglass doors are the recommended option for exposed areas as they are designed to withstand all weather conditions; particularly in coastal applications. For further details on Fibreglass door preparation, recommended paint brands + instructions please refer to Elements Fibreglass Door preparation flyer or visit [www.mbsales.com.au/elements](http://www.mbsales.com.au/elements)



## DOOR MAINTENANCE

Preparation & Maintenance are the primary factors in ensuring your door looks as good as the day it was installed. The amount of moisture, direct sunlight and accumulation of dust all affect the finish. For homes with entries protected from sun and moisture, finishes may last for many years. Fortunately, the finish itself will "tell" you when it needs to be restored. Evidence of dulling, a "dry" feeling, raised grain and minor surface checks are all signs that a finish restoration is needed. A whitish cast to the finish, particularly on doors subject to abrasion by salt, sand, sun and moisture, is also a sign for finish restoration. No definite finish life can be given. Periodically inspect your door for any of these conditions. If any do appear it is important to restore the finish quickly before the finish starts to fail.

By maintaining your door you will preserve the longevity and beauty. Cleaning with a dust cloth, as with furniture, is a most important step in maintaining the finish. Dust collection on the surface, particularly the exterior, absorbs and holds moisture. Dust also holds a high concentration of impurities which, when dampened by the moisture in the air can act much like an acid that attacks and breaks down the finish. External doors especially in coastal areas should be wiped down once every 4-6 weeks to prevent salt build up, which can lead to the breakdown of paint and result in damage to the door surface. It is important to open your door during cleaning so you can clean behind the door stop and wipe any salt from the door frame [as this is where salt traditionally collects].



Inspect your doors on a regular basis [March/April – just prior to winter and again in September/October – just prior to summer] for signs of dryness, peeling, surface checking or discolouration. Depending upon the degree of direct sun exposure or the climatic conditions of the area, it may be necessary to apply additional coats of finish from time to time [prior to winter is the best time].

Maintenance Timber Doors: Timber doors will require re-sealing as part of their maintenance requirements. Re-sealing will prevent moisture absorption or excessive drying, fading and damage caused by ultra violet light.

## DOOR HARDWARE MAINTENANCE

Depending on the environment where the hardware is used [i.e. coastal], blemishes known as tea stains, can appear on the surface. This applies to all stainless steel hardware including marine grade 316. To prevent this occurring, clean hardware once a month with a mild solution of soap and water. Avoid using any acidic or abrasive substances which may cause a deterioration of the finish. For further details on maintaining stainless steel hardware please visit [www.mbsales.net.au/design316](http://www.mbsales.net.au/design316).

## GENERAL

Periodic maintenance is required by end user and is not part of the warranty. Such maintenance may be required at any time and may include but is not limited to, maintaining the exterior paint and timber finishing. The required maintenance may vary depending upon exposure, environmental conditions in your area and overhang/portico protection provided.

For expert advice on choosing the right door to suit your specific requirements please speak to an M&B consultant.



*"Exterior doors must always be pre- primed/sealed and finished with at least 2 top coats of paint or timber finish [to all surfaces]"*.

SUBIACO Home Base Expo 55 Salvado Rd 6380 6000 BAYSWATER 144 Beechboro Rd South 9272 2555  
MANDURAH 25 Hampton St 9583 8000 BUSSELTON 9 Trumper Dve 9752 7900  
BUNBURY 50 McCombe Rd 9724 8900 ALBANY 18 Merrifield St 9844 5200 GERALDTON 315 Place Rd 9960 5000

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