



Do-it-yourself safety checks

Early detection of problems can help avoid window failure incidents. Building owners and occupants can carry out regular visual checks to identify problems at their sources.

If any of the following signs is found, the window could have become defective. Owners and occupants should appoint a *qualified person/appropriate registered contractor* to arrange inspection and repair of the windows immediately :

Signs of trouble	Possible causes
<ul style="list-style-type: none">• Broken or cracked glass panes 	<ul style="list-style-type: none">• Hit by foreign objects
<ul style="list-style-type: none">• Cracking sound during window closing or opening• Windows cannot be opened or closed smoothly	<ul style="list-style-type: none">• Over-tight bar hinges• Malfunctioned window lock•  Sliding track and window frame being stuck with dust, dirt or debris.

Signs of trouble

- Windows too loose to stay in position when there is little or no wind

Possible causes

- Loosening of brass screw at the sliding shoe



Screw of sliding shoe should be properly tightened to help keep the friction control mechanism so that the window sash can stay in position

- Windows cannot be closed tightly

- Sliding track and window frame being stuck with dust, dirt or debris.
- Broken gasket or weather strips



- Locking device gets stuck or is distorted.

Signs of trouble

- Windows cannot be locked tightly

- Greyish white powder appearing at the hinges, tracks, rivets/screws and locks



Greyish white powder at hinge



Greyish white powder at tracks



Greyish white powder at lock

Possible causes

- Accumulation of dust, dirt and debris on the lock positions



- Deformed or loosened locking devices

- Corrosion of parts

Signs of trouble

- Brownish rust stain deposits on surface of the bar hinges. A magnet could attract steel that would rust.



Possible causes

- Use of non-stainless steel bar hinges


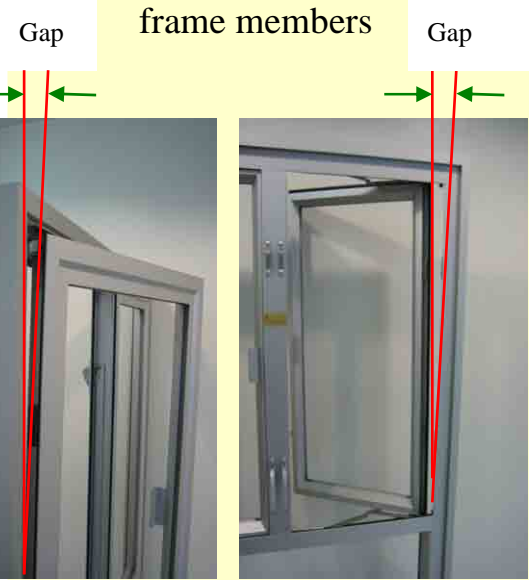
- Broken, loose, rusted or missing rivets/screws on the top and underside of the window sash. Check for gaps developed between the rivets/screws and the holes for receiving them.


Rusty screws



Missing rivets/screws

- Corrosion
- Distortion of frame and hinge causing dislocation

Signs of trouble	Possible causes
<ul style="list-style-type: none"> Bent or loose bar hinges 	<ul style="list-style-type: none"> Corrosion Missing rivets/screws Overstressing Inferior material
<ul style="list-style-type: none"> Deformed, unsecured or significantly sagged window frames or sashes. Gaps appearing between different adjacent window frame members  <p>Gap</p> <p>Gap</p> <p>Sagged window sash</p>	<ul style="list-style-type: none"> Loosened or deformed bar hinges or sliding tracks Missing rivets/screws Over-stressing of window frames Poor workmanship
<ul style="list-style-type: none"> Missing aluminium glazing bead for securing the glass panes 	<ul style="list-style-type: none"> Poor material and workmanship

Signs of trouble	Possible causes
<ul style="list-style-type: none"> Loose handle of window sash 	<ul style="list-style-type: none"> Poor material and workmanship
<ul style="list-style-type: none"> Water leakage from the gap between window frame and sash.  <ul style="list-style-type: none"> Seepage from window surrounds. 	<ul style="list-style-type: none"> Loosened, aged or damaged rubber gasket due to long exposure to weather and repeated opening and closing of windows Loosened window lock Blocked drainage, causing accumulation of water at the sill frame or head of sash frame Void/honeycombing in the wall or poor grouting adjacent to the window surrounds Mullion between window components not properly treated with sealant for weather protection