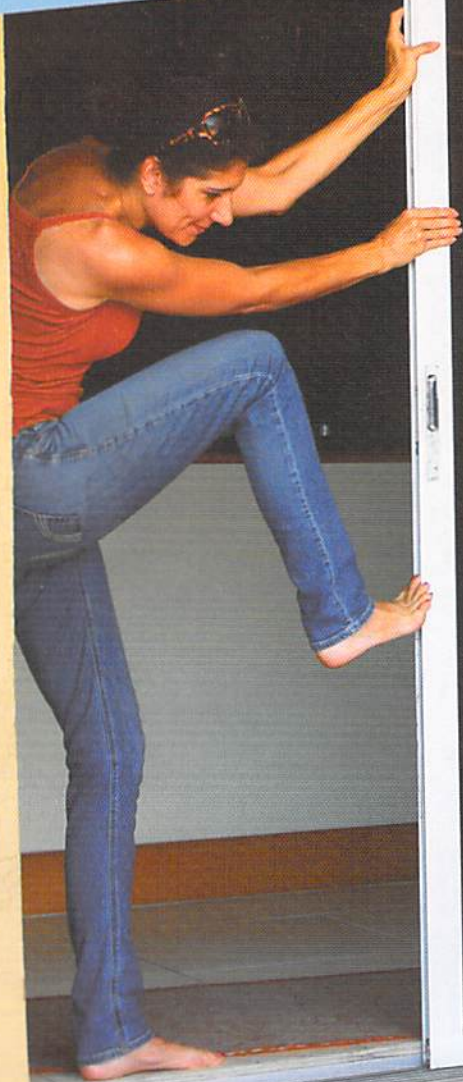


**“TIRED OF STRUGGLING
with YOUR SLIDERS?”**



**“WE KEEP
YOU ON
TRACK!”**

See repair videos at...

www.SliderRepair.com

(727) 493-2644

Beacon Windows & www.SliderRepair.com DIGS DEEPER!

by Peter A. Roos

We first met Lizette LaForge of Beacon Windows in 2010 as she was starting her sliding glass door repair business. They started out replacing rollers and locks for the Alden, one of the older resorts, right on the beach.

Beacon Windows now leads the industry on sliding glass door refurbishments, right here in our own backyard. The Alden just hired them to come back to refurbish 65 more doors. They have rescued 26,000 older doors, repaired hundreds of relatively new impact doors, and have authored 50 educational sliding glass door videos. We interviewed Lizette for advice on keeping doors in tip-top shape.

Peter:

You've come a long way in 7 years. WOW! 50 videos on sliding glass door repair? Tell our readers about that.

Lizette:

Our goal is to help clients to comprehensively restore their door systems for a fraction of the cost of new doors. Creating videos on various door problems helps people understand what is going on in their door systems and that they CAN be fixed. As a leader in educational videos we receive calls from all over the world, frequently consulting with engineering firms, general contractors, and condo associations about door restoration versus replacement. All our videos appear on Beacon Windows YouTube channel:

<https://www.youtube.com/user/SliderRepair/videos>

We've noticed a disturbing trend of failure at very young ages in expensive new Hurricane Impact doors, due to the heavy weight of



the doors. Rollers get crushed, locks damaged and tracks gouged and scraped. We've fixed over 800 "new" impact doors in the past 3 years. We created a special video just for new impact door owners to help them prevent unnecessary aggressive damage to their doors.

Hurricane Video link:

<https://youtube/2At0ev0GYoc>.

Peter:

I had no idea that Hurricane doors could be trouble so early. What's another issue you've encountered?

Lizette:

Water Intrusion! Big problem, especially along the beaches with buildings over 20 years old. We specialize in fixing this major issue, which typically involves concrete damage and spalling, (aka "concrete cancer") again at a fraction of the cost of new doors.

Peter:

What are common symptoms to look for with water intrusion?

Lizette:

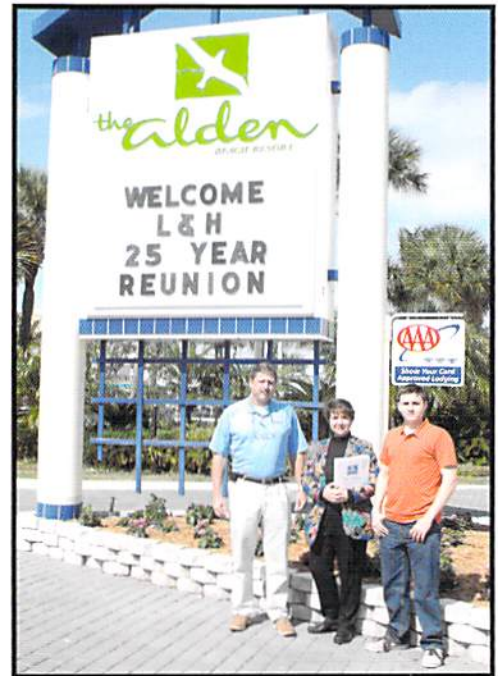
Several circumstances create water intrusion opportunities.

1. Outside balcony tile HIGHER THAN the door track.

Because all the water

cannot egress, over time water seeps under the door track wreaking havoc with the concrete and rebar. Known as "spalling" or "concrete cancer", the rebar will rust, and in aggressive situations lift the concrete right up. Very dangerous, particularly on building balconies. This MUST be addressed.

2. Indoor/Outdoor carpet is NOTORIOUS for water intrusion into concrete. Some of the worst spalling cases we have seen have come



from outdoor carpeting.

3. Missing or rusting screws and poor or old caulking. Water intrusion nightmare!

4. Previous water evidence - Look for discoloration, swelling, moisture, or mold where door meets baseboard and drywall. On interior tile, using a blunt object like the back end of a screwdriver, tap gently across the floor surface on the inside tile directly in front of the door, listening for hollow sounds, which indicate air pockets and water intrusion.

If you have carpet, pull it back, look for moisture discoloration evidence on the carpet tack strip, tap for hollows, and look for cracks or raised areas in the concrete. On wood flooring, look for discoloration. You may also find the neighbor below you has an unwanted water feature in their ceiling below your door. Never a fun moment, but totally repairable.

5. Impingements - Door feels wedged because the space the door moves in has become too tight.

Typically, water intrusion from above or building settling causes impingements. We've had great success in fixing several hundred of these water intrusion, spalling and impingement cases, working with many engineering firms, general contractors and condo associations. Proactive, regular maintenance helps avoid costly water intrusion!

Links to cases to help readers look for signs and understand the seriousness of water intrusion:

Water Intrusion:

<https://youtu.be/7rSGciTRHjU>,

Water Under Tile:

<https://youtu.be/HWGS4I-2-G4>,

Impingement Testimonial:

<https://www.youtube.com/watch?v=x1qIQ4tXdPE&feature=youtu.be>

On the Beacon Windows YouTube channel, you'll find videos on subjects like "How to Clean Your Sliding Glass Door Track" or "Extreme Track Damage - What Can Be Done About It?"

<https://youtu.be/OrJ6cWHsgQY>

or "Extreme Track Damage - What Can Be Done About It?"

<https://youtu.be/Hy90W3SByqk>

Peter:

Awesome tips Lizette! Any final thoughts on how our readers can keep their doors in optimal health?

Lizette:

Absolutely. As cars need regular maintenance for peak performance,

so do sliding glass doors.

Never change the oil in your car?

Let me know how you like the new engine. Same rule regarding doors.

Standard Refurbishment Video

<https://youtu.be/D5-vpha0K4Y>

Sliding Glass Doors 5 Functional Parts

1. **Rollers** - Use stainless steel with precision sealed bearings when possible

2. **Weatherstrip** - Like a toothbrush, weather stripping wears down. If you had a 10-year-old toothbrush, would you have any teeth? Replace weather stripping every 10 years, 5-7 years for beachfront ground or 2nd floor situations. In the Tampa Bay area, we are the only company that comprehensively replaces weather stripping. Three other roller replacement companies regularly refer us for howling, rattling or drafts.

3. **Screws in the glass panels** -

Replace screws holding the glass panels together, particularly on NON-moving doors which will be moved out of alignment by moving doors, causing draft and glass

separations over time. Fixable with stainless screws and realignment.

4. **Track damage**- Stainless steel capping rails can give the rollers a new surface. Like a cut on your arm... little boo-boo= little band-aid.

Big boo-boo, stitches and bandages. Beacon Windows can fix your tracks.


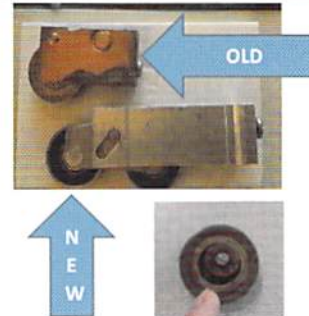

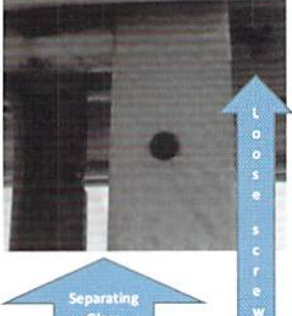
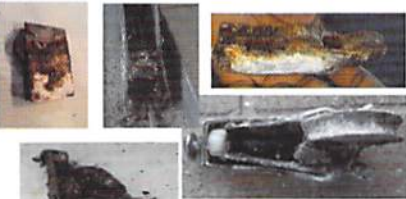



5. **Locks and handles** - Frequently break due to misaligned and hard to roll doors. Broken locks and handles are like fevers in people... they indicate something ELSE is going on. You must address the actual issue, generally the rollers. With over 26,000 doors refurbished since 2010, there's nothing they haven't seen regarding sliding glass doors. Readers can reach Beacon at www.SliderRepair.com with any questions.











Peter:


Thanks Lizette... we love the work you did for us in restoring our old doors! No more howling wind keeping us up at night. What an amazing difference!

COMMON PROBLEMS IN SLIDING GLASS DOORS EDUCATIONAL CHART

By Lizette LaForge of Beacon Windows. www.sliderrepair.com 727-493-2644

 <p>← Notice uneven crack</p> <p>Crack Test: Pull your door away from the wall about ½". Step back on the inside 10 feet and look at the crack... <i>is it straight?</i></p>	 <p>← OLD</p> <p>↑ NEW</p> <p>Roller with Bad Bearings</p>	 <p>↑ TOP OF DOOR</p> <p>↑ Notice- new weatherstripping Added to stop RATTLING!</p>	 <p>↑ Loose screw</p> <p>↑ Separating Glass</p>
<p>CROOKED PANELS = A/C LOSS, HOWLING DRAFTS & WATER INTRUSION ISSUES</p> <p>Rollers out of alignment cause crooked moving panels to pull non-moving or other moving panels through their "interlocks" either apart or away from the wall, allowing the A/C out, heat in, drafts, howling, and water intrusion.</p> <p>"Interlocks", which are metal grooves on each glass panel should be even from top to bottom when connecting doors together.</p>	<p>Top Roller: Common roller seen in sliding doors. Steel housing and adjustment screw, <i>sometimes</i> with a steel, neoprene or stainless roller that DOES NOT have sealed bearings.</p> <p>Bottom Roller: Stainless Steel, Precision Sealed Bearing, Tandem Roller in an aluminum housing – best- when available</p> <p>Note: Rollers must fit door properly. Sometimes stainless is NOT an option.</p>	<p>Corroded screw hole in a door.</p> <p>Due to corrosion screws expand internally, corrode away or break, allowing glass to separate from the metal.</p> <p>Picture on the right is that same door panel from the outside.</p> <p>Notice the hole, although rusty, looks OK, but inside reveals the true story.</p>	<p>Corroding & rusting screws break or back out causing GLASS SEPARATION.</p> <p>We call that Separation Anxiety because frightened clients call in scared to death when they see glass and metal pulling apart.</p> <p>Completely fixable!</p>
 <p>"PREGNANT" ROLLER</p> <p>BADLY CORRODED ROLLER EXAMPLES</p>	 <p>"PREGNANT" CORRODING ROLLERS</p>	 <p>SIDE VIEW OF CORROSION</p>	 <p>DISINTERGRATED ROLLERS</p>

 <p>Corrosion hole</p>	 <p>Notice fattened "pregnant" area</p>	 <p>Notice: Track lower than tile</p>	 <p>SPALLING</p>
<p>CORROSIVE INTERNAL BUILD UP = HOLES</p> <p>Through electrolysis, corrosion builds up around roller systems, eventually bridging the gap to the inner walls of the bottom of your door.</p> <p>As this corrosion fattens, the sides are pressured and expand, eventually causing holes.</p> <p>We call this "Pregnant Door Syndrome". Very serious and must be addressed ASAP!</p> <p>Corroded screws in track lead to water intrusion.</p>	<p>"PREGNANT DOOR SYNDROME"</p> <p>Unmoving rollers corrode internally eventually eating a hole through the side like door cancer.</p>  <p>CORROSION HOLE IN DOOR PANEL MADE BY ROLLERS EXPANDING</p>	<p>WATER PONDING ISSUE:</p> <p>Another serious problem we see often is tile on the outside that is higher than the track.</p> <p>Aka: Ponding</p> <p>Ponding water seeps into the building creating <i>spalling</i>, and allowing water into the unit or one below.</p> <p>We specialize in this type of repair. We also work on impinged doors.</p>	<p>SPALLING = CONCRETE CANCER</p> <p>Spalling breaks up the concrete under track and interior and exterior concrete areas as well. DO NOT IGNORE SPALLING- VERY SERIOUS!</p> <p>SOLUTION:</p> <p>We carefully clean out the damaged concrete and prepare the surface properly, then add more cement, raising the door higher than the tile outside to avoid ponding.</p>
<p>Ponding water rusts and expands rebar embedded within concrete resulting in cracking and lifting concrete.</p> <p>Very serious in a building. Frequently due to outside tile higher than door track, or screws rusted out on bottom track.</p> <p>Must be addressed ASAP!</p> 	<p>HELP!!</p> <p>ROLLER COASTER TRACK!</p>  <p>RAIL</p>	 <p>CORRODED TRACK RAIL</p>  <p>CORRODED RAIL</p>	<p>SOLUTION:</p> <p>Like big metal bandages for track "boo-boos", cap rails make things smooth again!</p> 
<p>SPALLING EXAMPLE- CLOSEUP "CONCRETE CANCER"</p>	<p>BAD TRACK EXAMPLES- DAMAGE TO THE "RAIL" FIXED USING CAP RAILS...</p>	<p>CAP RAIL EXAMPLES FOR USE OVER DAMAGED TRACK</p>	

<p>WEATHERSTRIPPING WOES</p> <p>Decaying, worn down, ripped or missing weatherstripping costs you \$\$ EVERY DAY!</p> <p>Weatherstripping stops rattling, howling, water intrusion, preserves you're A/C efficiency and typically lasts 7-10 years.</p> <p>EFFECTIVE WEATHERSTRIPPING SAVES YOU MONEY EVERY DAY!</p>	<p>Worn weatherstripping is as effective as an OLD TOOTHBRUSH!</p>  <p>Like a toothbrush, bristles wear down...</p> <p>If you had a 10-year-old toothbrush, would you have ANY teeth?</p>	<p>Bad weatherstripping creates dust as it falls apart</p>  <p>WORN WEATHERSTRIPPING</p>	<p>RIPPED</p> <p>Lots of ripped weatherstripping may be corroded in the grooves. Hard to remove</p> 
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<p>HOW TO TEST YOUR WEATHERSTRIPPING</p> <p>EXCELLENT WEATHERSTRIPPING YIELDS EFFICIENT RESULTS</p>  <p>Use your thumb to aggressively rub up and down on all exposed weatherstripping.</p> <p>With doors closed, feel for drafts & listen for howling between panels on windy days.</p>	<p>HOMEOWNER WEATHERSTRIPPING SOLUTION: DUCT TAPE!</p>  <p>SERIOUSLY! (YOU WOULDN'T BELIEVE HOW OFTEN WE SEE THIS)</p>	<p>Loose and falling out weatherstripping is very common.</p>  <p>New Weatherstripping has plastic weather seals!</p>	<p>Definitely not soft, toothy and fluffy!</p>  <p>MOSTLY MISSING</p>
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 <p>Examine interlock grooves between doors, and also grooves along locking side of frame for missing or worn weatherstripping</p>  <p>Examine the rubber SWEEP on the bottom of the door. SWEEP should be soft, supple and not ripped.</p>  <p>Rubber sweep keeps out lizards, big bugs & water from spitting onto the floor when rainy & windy</p> <p>Correctly weather-stripped doors "whoosh" when you move them. Lovely sound!</p> <p>S W E E P</p>	<p>NICE & FLUFFY</p> <p>2 types of weatherstripping both hidden at door top.</p> <p>Weatherstripping locations:</p> <ul style="list-style-type: none"> • Interlocks • Tops of doors • Side frames • Bottoms of doors  <p>You need ALL of it!</p>	<p>In conclusion:</p> <p>Thorough refurbishment of sliding glass doors yields excellent results for a fraction of the cost of replacement.</p> <p>To keep doors in good health for years of efficiency and ease of use, you must address the 5 parts that make a slider highly functional:</p> <ul style="list-style-type: none"> • Rollers • Weatherstripping • Screw systems • Track rails • Locks and handles <p>At Beacon Windows we comprehensively refurbish each sliding glass door we touch, while giving you a relaxing client experience.</p> <p>More Info: www.sliderrepair.com or 727-493-2644</p>
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