



LUXURY
BACKYARD LIVING.COM

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HOMEOWNER MAINTENANCE MANUAL

INTRODUCTION

Thank you for purchasing a Luxury Backyard Living LLC (LBL) – Patio Product. Your Patio Product is designed with state-of-the-art materials and engineering to ensure extended structural life, excellent performance, long-lasting beauty, and enjoyment.

Your Patio Product is made from high-quality exterior panels, and the care and cleaning of your patio product is quick and easy and is designed to minimize maintenance: almost carefree. However, to keep your Patio Product looking and performing as well as the day it was installed, some essential maintenance should be performed regularly. You will find that the maintenance suggestions detailed in this document will eliminate or help prevent future service calls.

On behalf of Luxury Backyard Living, we thank you for your patio product purchase and for allowing us to serve you. We appreciate your business and the confidence you have placed in us.

We wish you many years of relaxation and enjoyment with your new Patio Product!

SECTION 1: CARE & MAINTENANCE

Glass (DOOR of the Luxury Shed Products or Skyview on the Portofino)

To clean the interior and exterior surface of your glass (Door/Skyview), we recommend you use either mild soap and water or a non-abrasive window cleaning solution/glass cleaner and a soft, clean cloth or sponge and a squeegee to dry.

We suggest using a spray bottle containing warm water and a small amount of mild dish soap for excessively dirty exterior windows. Spray the surface of the glass and squeegee the excess water off; rinse the glass with clear water to further remove any dirt; squeegee the excess water off. Then, clean the glass with your glass cleaner and dry it with a lint-free, soft cloth. Do not scrub heavy dirt across the glass surface, as this might scratch the glass. Following these steps will help keep your windows clean and easier to maintain.

With the proper steps taken during the initial cleaning, your glass will remain crystal clear longer and clean easier. **REMEMBER:** Wash, Rinse, and Dry!

Vinyl Windows on The Luxury Shed Products

With proper care and cleaning, your vinyl windows will give you years of trouble-free service. The vinyl is a strong, resilient material specially formulated to resist deterioration from the sun's ultraviolet rays. However, they must be adequately cleaned and maintained. We recommend that you clean the vinyl at least twice a year.

WARNING! All Vinyl panels can be punctured or cut with a sharp object. Remove rings, bracelets, and watches when washing. Please do not use any alcohol or ammonia-based products or dish-washing detergents/soaps, as they can harm the vinyl.

Rinse with clean, clear water. Using a soft cloth and Woolite® or Murphy Oil Soap® and water, clean surfaces one side at a time. Once the surface is cleaned, wipe it dry with a clean, soft cloth. Spots from hard water mineral deposits from a sprinkler can be removed with a mixture of warm water and Woolite® or Murphy Oil Soap® (one small cap-fill to one-gallon water). After cleaning, using Murphy Oil Soap® will also help rejuvenate the look of the vinyl.

Vinyl Window Rollers & Tracks

The sash tracks in your Luxury Shed window section may collect debris that can prevent the window sections from sliding smoothly to open and close positions. Clean the sash tracks with a vacuum cleaner using the attachment hose. This will remove small and large dirt particles and provide a barrier-free movement of the window rollers. Apply a lubricating spray to the rollers, such as WD-40, as necessary to keep them operating in a smooth, continuous manner.

Weep Holes

Weep holes are small holes or channels built along the outside of the bottom base track - about every two (2) feet. It is essential to keep these holes free from any debris. For clogged weep holes, we recommend using a leaf blower or vacuum cleaner to remove any debris that may be blocked.

Interior and Exterior Wall Panels

Your Luxury Shed interior and exterior wall surfaces are manufactured with our exclusive TEMKOR (stucco pattern finish) insulated structural building panels designed to resist rusting, denting, or fading. However, the exterior surfaces may become unavoidably discolored from exposure to rain, snow, and other weather-related occurrences over time.

WALL PANELS: Apply a light coat of Armor All every 4 years to keep the product looking its best.
Apply per manufacturer's instructions

Aluminum Extrusions (Pergolas, Cabanas & Luxury Sheds)

Your Patio Product is built with sturdy aluminum extrusions to provide excellent structural integrity. The extrusions have an electrostatically applied paint finish to resist scratching. The finish may become discolored from unavoidable exposure to rain, snow, and other weather-related occurrences over time.

ALUMINUM EXTRUSIONS: Every 4 years apply a light coat of liquid car wax (any brand) apply per manufacturers instruction, to help maintain the color.

Removing Light Surface Soil on the Wall Panels & Vinyl Windows

Rinse with water using a mild pressure

Removing Medium to Heavy Soil Accumulation on the Wall Panels & Vinyl Windows

Rinse with water, then clean with a mild detergent. Rinse again with clean water. Apply mild detergent with a soft brush or sponge, using uniform pressure, cleaning first with a horizontal motion and then with a vertical movement. Apply cleaners only to a conveniently cleaned area without changing position. Otherwise, sponging the surface while rinsing may be necessary, particularly if the cleanser has dried on the surface.

Removing Stubborn Soil Accumulation on the Wall Panels & Vinyl Windows

Rinse first with water, then clean with a stronger soap or detergent and rinse with clean water. Note: Always spot-test strong detergents before using. Follow the manufacturer's recommended use (i.e., rubber gloves or long-handled brushes during application).

Never use a power washer to clean the outside of your Pergola, Cabana, or Luxury Shed. We suggest using a garden hose and a brush on a pole. We also do not recommend painting, as it would void the warranty. You can use liquid car wax (any brand) to apply and wipe off faded aluminum wall surfaces, returning it to its original shine.

NEVER USE A PETROLEUM-BASED PRODUCT TO CLEAN ANY PORTION OF THE TEMKOR WALL PANELS OR EXTRUSIONS

Monte Carlo Operable Pergola Key Fob Instructions and Information

The operable pergola key fobs are factory synchronized and tested to work with the electrical control box it comes with. They can remotely operate the electrical control box from roughly 200 feet away. A single press of the button operates the louvers, so there is no need to hold the button during the full travel of the louvers.

To program the key fob to the electrical control box:

- Press and hold the open and closed buttons simultaneously on the electrical control box for 2 seconds.
- You will hear the alarm, release the buttons, and the alarm will pulse off and on quickly.
- While the alarm is sounding, press any button on the key fob; this will add the fob to the system.

This procedure can add Multiple key fobs to the same electrical control box. Once the desired key fobs have been added, press either button on the electrical control box. The alarm will stop, and the key fobs will now control this electrical control box.

To remove all programmed key fobs from the electrical control box:

- Press and hold both the open and close buttons on the wall unit; do not release them.
- You will hear the alarm; hold both buttons until the alarm ends (approximately 15 seconds)
- The alarm will then pulse once to indicate that the key fob memory has been cleared.
- The electrical control box will now have no key fobs controlling it.

Additional information

- The key fob is not waterproof; do not let water penetrate it in any way.
- Please do not press the button on the back of the fob; this will un-program it from the electrical control box.
- The key fob uses a 3-volt battery, which you can easily replace.
- If you need additional or replacement key fobs, don't hesitate to contact LBL.

SECTION 2: USE & ENVIRONMENTAL CONTROL (LUXURY SHED PRODUCTS)

Condensation, Mildew, Mold

Condensation, mildew, and mold in a Luxury Shed are often mistaken for a leak or blamed on faulty windows. Mold and mildew are caused by condensation, and condensation is a natural – and controllable – occurrence caused by physics.

What Causes Condensation?

Condensation is caused by water vapor, also called relative humidity. Humidity in a Luxury Shed may come from Fossil Fuel Heaters. When a heater that burns fossil fuels (natural gas, oil, wood) or organic materials are used in a Luxury Shed, water, a by-product of combustion, is left in the air in the form of humidity.

Water prefers liquid to solid states (ice) or vapor. Water vapor (humidity) in the Luxury Shed seeks the coldest surface to change back into liquid. These surfaces may include windows, walls, corners, or ceilings. When water vapor (humidity) contacts the cold surface, it successfully changes back into a liquid and is visible as condensation. Condensation increases in colder weather, which produces colder surfaces on which condensation may form.

What Causes Mildew and Mold?

Mildew and mold are caused by fungi that flourish in moist environments. The key to prevention is controlling the moisture by controlling the humidity.

Minimizing Condensation, Mildew, Mold

Use only an electric heat source to heat the Luxury Shed (See Heating & Cooling).

HEATING AND COOLING YOUR Luxury Shed Before you buy a system

Some customers consider supplemental heating and cooling for their Luxury Shed. Before investing in such systems, we recommend that you 1). Consider your expectations for the Luxury Shed and how you intend to use it, and 2). Use the Luxury Shed for at least one season. These steps will help determine if supplemented heating and cooling is necessary.

SECTION 3: CONVENTIONAL LUXURY SHED USE

You May Not Need Supplement Heating & Cooling

Your Luxury Shed was designed to provide a unique recreational space that offers weather, sun, and insect protection during the seasons you might otherwise spend outdoors. Your Luxury Shed contains thermal wall and roof features and superior vinyl window systems for interior environment control. These features work together to help keep your Luxury Shed comfortable throughout the typical season.

Your seasonal use and Luxury Shed performance will vary per geographical region, your Luxury Shed's exposure – north, south, east, west – the time of year, and the time of day. Using the Luxury Shed as designed will typically not require supplemental heating or cooling.

Permanent Heating & Cooling Systems should NOT be used in the Luxury Shed.

It is intended as an outdoor seasonal-use room, not a permanent living space like a bedroom or family room.

SECTION 4: SUPPLEMENTAL HEATING OR COOLING SYSTEMS

Adding supplemental heating or cooling to use the room throughout the year, including non-typical seasons, as a permanent living area is not practical or recommended
(See above).

Supplemental heating or cooling systems should only be considered for your Luxury Shed when the desire is to extend the seasonal use or supplement the daily use of the room.

This means that supplemental heating or cooling can offset unseasonably warm or cold days or periods in a day during typical seasons.

Supplemental heating or cooling systems may also help provide occasional Luxury Shed use during non-standard seasons such as winter (in northern climates) when your vinyl windows can work with the sun to help heat the room on warm or sunny days. Supplemental heat can also be used to warm the room for a short period when necessary.

Supplemental Heating and Cooling Systems – Choices and Options

The only supplemental heating and cooling LBL recommends are electric units. Many such units are designed to offer heating and cooling functions in one and remote temperature control. Any electric unit intended for the Luxury Shed should be equipped with independent temperature controls. The unit should be connected to a separate power line. Choose the BTU capacity based on the square footage of your Luxury Shed.

An electric unit must be ventilated to the outside. Installation should be made under a window section in the kick panel area. This may require cutting an access opening into the kick panel or removing a section of the lower transom. A replacement panel designed for this function may be available. Contact your LBL for more information.

Luxury Backyard Living, LLC does not endorse any particular electrical heating or cooling system manufacturer. However, homeowners have reported satisfaction using Carrier and Mitsubishi units. Contact a local heating and air conditioning contractor for more information.

Other Heating Options: Pros and Cons

Plug-In Self-Standing Electric Space Heaters (non-permanent): This is a dry heat source available in many shapes and sizes and can be purchased at most home improvement retail outlets. Ensure that the output can accommodate the square footage of your Luxury Shed.

Always provide the recommended rear clearance area behind the unit to ensure proper operation and to avoid damage to the Luxury Shed wall. Some units get extremely hot and, if set too close to the kick panel or vinyl window area, can cause blistering and damage, which is not covered by your warranty.

Electric Baseboard heat (non-permanent): A dry heat source, this system may be available as a standard plug-in but often requires a 200v outlet which a licensed electrical contractor must install. Adhere to the rear clearance directions to avoid damaging your Luxury Shed walls or vinyl windows.

Portable Dehumidifier (non-permanent): A freestanding dehumidifier is also a great option that we highly recommend. Using a dehumidifier unit when heating or cooling the Luxury Shed can prevent and eliminate excessive interior condensation.

Electric Fireplace (non-permanent): These freestanding, plug-in units can be popular for their aesthetics and occasional added warmth. To avoid Luxury Shed wall damage, check the coverage area and adhere to the rear clearance requirements. Many models contain blowers with thermostats for some temperature control. Elaborate models may be pretty costly.

SECTION 5: ACCESSORIES

Floors

All Luxury Sheds are built on approved concrete or wood foundations that lend themselves perfectly to various flooring options, from ceramic tile to carpeting.

Before selecting the type of flooring for your Luxury Shed, consider how you intend to use the room.

- Will it be a high-traffic room?
Consider durable Berber carpeting.
- Will young children use the room?
Consider easy-to-clean ceramic tile.

Floor Purchasing Tips

Carpeting: Most carpeting comes in 12' widths.

If your Luxury Shed is 12' wide or less, consider a remnant, which can provide excellent savings.

Pergo, hardwood, and linoleum: These flooring options are designed primarily for the home. They can be cold, slippery, and subject to temperature fluctuations.

Floor Installation

Tile or carpeting may be installed directly on concrete using an adhesive intended for this purpose. Follow the manufactures directions.

A sub-floor (typically ¾" tongue and groove plywood) may also be installed over concrete and provides an excellent surface for tile or carpet installation. Adding a sub-floor can also increase floor warmth.

Window Treatments

Window treatments offer privacy, light control, and expression of individual style. From blinds to drapery, your window treatment options are the same for your Luxury Shed as for any other vinyl window type. However, special caution must be taken for installation.

DO NOT install any widow treatment unit on the sunroom wall. Installation should only be made on the mullions surrounding the vinyl window unit.

Window and Door Sizes

4' window section – 43"
Prime Entry Door - 42"

Horizontal Blinds: Horizontal aluminum blinds or Suitable lightweight blinds are available from most home or specialty blind stores.

Horizontal Blind Installation: Install on the outside of the interior windows, attached ONLY to the metal mullions on either side and above the window units using self-tapping screws. Spacers will be required.

Vertical Blinds, Curtains and Drape Installation: Install ONLY on the metal mullions located on either side and above the window units using self-tapping screws. Avoid heavy-weighed window treatments and installation devices.