



Looking after the
House builder



Design • Manufacture • Installation

NEW BUILD WINDOWS, DOORS & CONSERVATORIES

Ashvale Industrial Estate, Fairview, Tredegar, Blaenau Gwent NP22 3HA
Tel: 01495 367000 Fax: 01244 550766 Email: info@roomsandviews.co.uk
www.roomsandviews.co.uk

Dear Sir/Madam,

Rooms & Views have manufactured and installed the windows and french/patio/
bi-fold doors in your new home.

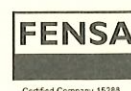
We manufacture all of our products using modern materials and production methods at our
facility in Tredegar, Fairview.

Please find enclosed some literature to ensure that you get the very best from
your Kite marked windows and doors. **In the unlikely event of a product failure please
contact your house builders customer care department. Please see Guarantee details at
rear of brochure.**

If you require any further information on your windows and doors or if you are
extending your home and would like windows, doors or a conservatory to perfectly
match and complement your existing installation, please do not hesitate to call us on
(01495) 367000.

Thank you for your time and welcome to your new home.

From all at Rooms & Views



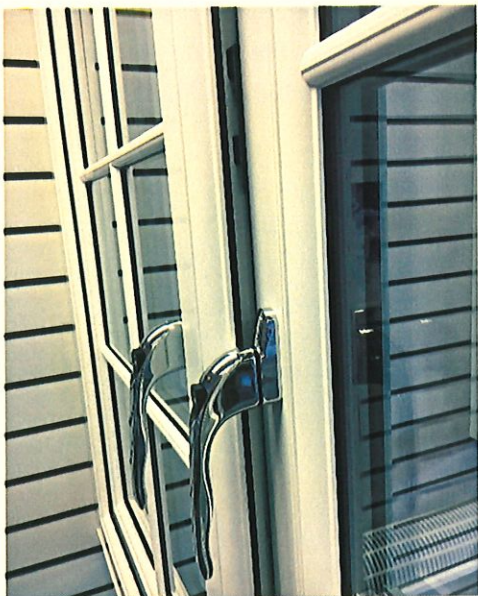
ROOMS & VIEWS CUSTOMER CARE

CARING FOR YOUR NEW PVC-U WINDOWS, DOORS AND CONSERVATORIES



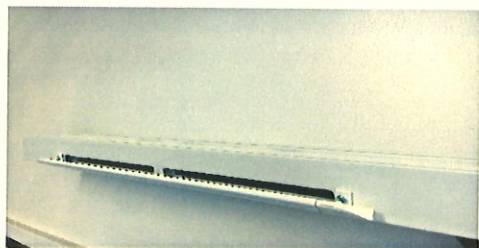
OPERATION

The auto lock push-button locking handles fitted to your new PVC-u windows are designed to be easy to use, durable and secure. To open, simply press the button, turn the handle through 90 degrees and push the window open to the desired angle. To close, pull the window shut and turn the handle back to its original position – it will lock automatically.



NIGHT VENTILATION

All your new PVC-u windows feature what's called an espagnolette locking system. This secure, concealed mechanism allows you to leave the window slightly ajar, yet locked. To set the night ventilation position, open the window as above to a gap of around 15mm and gently turn the handle back to the locked position – if you feel any resistance through the handle, move the window slightly open or shut until the handle moves easily and the locked position is engaged. This will mean the mushroom headed locking rollers are firmly positioned in their respective frame-mounted slots.



AIR CIRCULATION CONTROL

Your windows are fitted with trickle ventilators at the top of the frame. Given the high standards of insulation to which the new houses are built, it's essential to allow some movement of air to reduce any problems of condensation build-up. You have complete control of this air circulation. Open and close the ventilator to increase/reduce the air flow by adjusting the deflector as shown in the diagram.

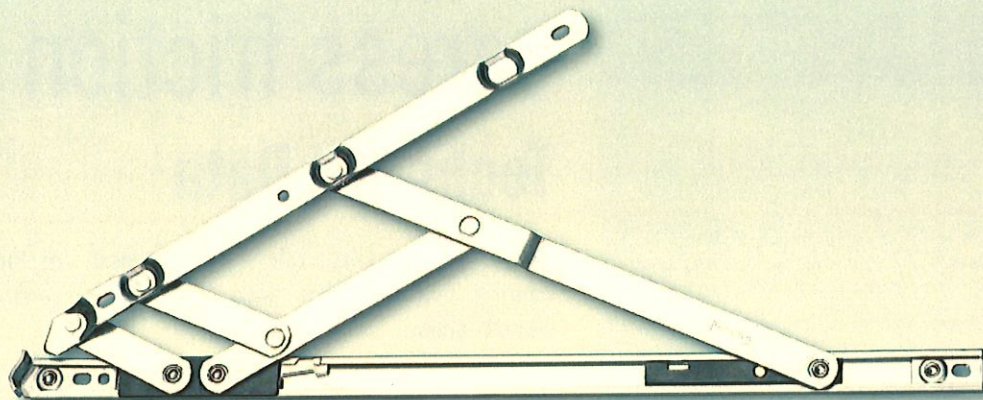
MAINTENANCE

Whilst your PVC-u windows require very little maintenance, occasional cleaning of the frames with warm soapy water or a mild non-abrasive cleaner on a quarterly basis will keep them looking good for years to come. Any stubborn marks can be removed with a PVC-u cream cleaner, but please be sure to rinse well afterwards with water.

The espagnolette locking system and the friction hinges will work at their best if the moving parts are lubricated once a year with a light household oil, WD40 or similar. Similarly, the locking slots in the window frame can be lightly greased with petroleum jelly to ensure years of smooth operation. Do not lubricate the trickle ventilator.

Friction hinges are adjustable, the setting at which your windows are supplied is usually right for all normal conditions, but if you wish to make the opening movement easier, partially unscrew the adjuster which is in the centre of the moving nylon plate in the frame runner. Equally, if when the window is open it is subject to strong winds, simply tighten the same screw slightly to increase the friction of the hinge.

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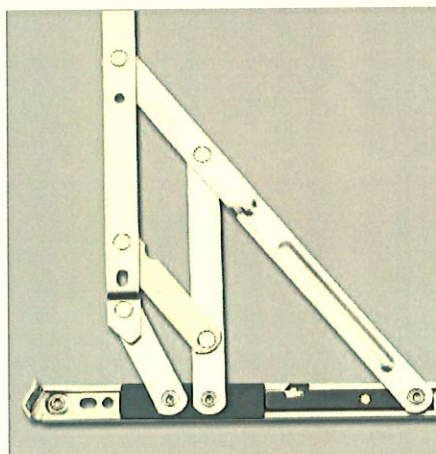


egress friction hinge

the right choice for a safe exit

Egress Easy Clean

Nico's most popular friction hinge, the Egress Easy Clean Hinge offers a unique solution to the problem of emergency egress and safe cleaning.



With no awkward buttons or catches, the patented design requires a simple one-handed operation to release the hinge mechanism and open the window to its Easy Clean position.

Egress Range

The Nico Egress Hinge range includes a variety of sizes, Easy Clean and non Easy Clean models, and a heavy duty Easy Clean Hinge for sash weights up to 35kg.

RIGHT: With the Nico Egress Easy Clean Hinge, cleaning the outside of windows is much safer and easier, with no awkward catches or buttons.



Secured by Design



Police Preferred Specification

SBD Approved Product
fitted with Nico X-tra
Bolts

Meets PAS024:2016 as
critical component

UK manufacture

Simple, safe operation
for fast evacuation

Stable and easy to use

Complies with:
BS9991:2015 and
BS8213-1:2004

Unique design increases
strength and
performance

For sales, call 01255 422333 or email sales@nico.co.uk

NiCo

Fitting Instructions

Nico Friction Hinges are designed to make fitting as simple as possible. There are slotted fixing holes in the base channel and sash bar, with final fixing holes in each component. This configuration allows a maximum of sash to frame adjustment during fitting and window installation.

Friction Hinge mounting faces must be flat, parallel and provide the correct cavity clearance, 13mm or 17mm (0mm+1mm).

Friction Hinges should be fitted with the end-cap abutting the corner of the window frame.

The centre line of both vent and frame arm should be coincidental and parallel.

Size and weight parameters are to be strictly observed – please refer to Nico for other applications.

After installation, the friction screw should be adjusted to obtain the desired resistance.

All window hardware will require regular inspection, cleaning and maintenance in order to operate in the manner for which they have been designed.

Secured by Design



Official Police Security Initiative

A SBD Member Company



ISO 9001 Cert No: Q 09355

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Egress friction hinge

Technical Data

The Nico Egress Hinge offers excellent load bearing characteristics with a durable, smooth action.

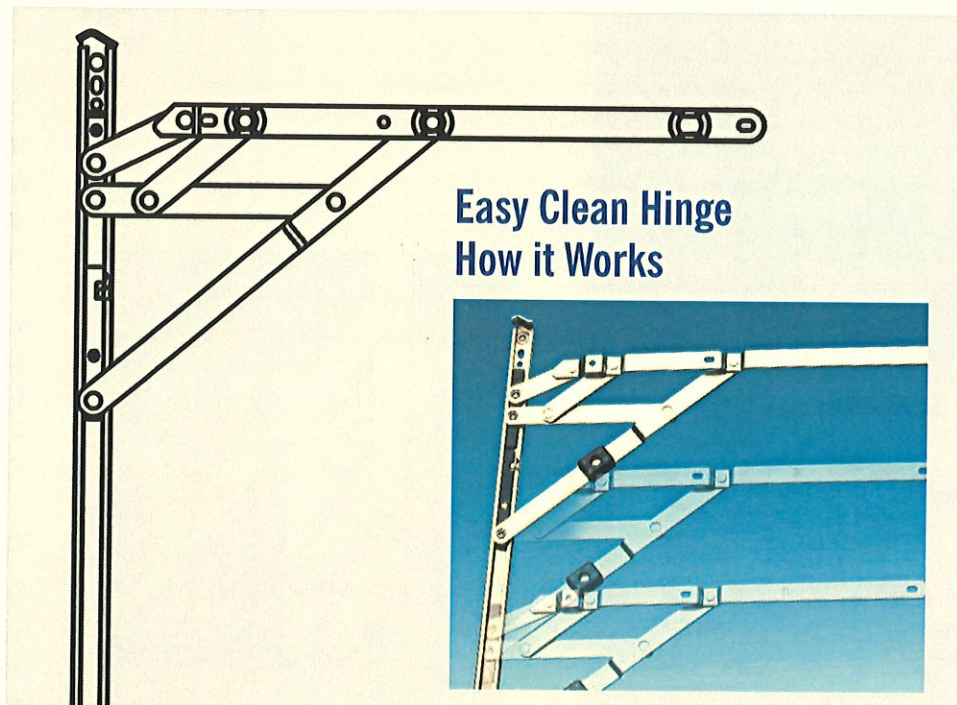
Suitable for PVC-u, aluminium and timber windows, the Egress Hinge is produced in 13mm and 17mm stack heights.

It can be fitted to windows up to a maximum size of 700mm wide x 1300mm high. For mid rebate profiles, such as Veka

or Profile 22, there are also long reach versions.

Slotted fixing holes in base channel and sash bar, with final fixing hole in each component, provide maximum sash/frame adjustment.

All hinges have been endurance tested in the Nico Test Centre with their maximum load carrying capacity over 30,000 cycles.



Egress Hinge

Size	300mm (12")	350mm (14")	400mm (16")
Vent Type	Side Hung	Side Hung	Side Hung
Max Vent Width	600mm	600mm	700mm
Max Vent Height	1300mm	1300mm	1300mm
Max Vent Weight	20kg	18kg	26kg
Opening Angle	85°	90°	90°
13mm RANGE			
Bulk Packed	50 Each hand	50 Each hand	50 Each hand
Order No. Easy Clean LH	8534 1 07 40		8545L
Order No. Easy Clean RH	8534 2 07 40		8545R
Order No. Non-Clean LH	8634L	8638L 90	8641L
Order No. Non-Clean RH	8634R	8638R 90	8641R
17mm RANGE			
Bulk Packed	40 Each hand	50 Each hand	50 Each hand
Order No. Easy Clean LH	8536L		8546L
Order No. Easy Clean RH	8536R		8546R
Order No. Non-Clean LH	8636L	8738L 90	8646L
Order No. Non-Clean RH	8636R	8738R 90	8646R

For sales, call 01255 422333 or email sales@nico.co.uk

PLEASE NOTE

The Safe Operation of French Doors

As a standard, Rooms & Views manufacture French Doors with the right hand leaf (viewed from inside your property) as the master door.

When using the doors it is essential that the right hand leaf is opened first. If the left hand leaf is used first you may cause damage to the locking mechanism which can compromise the security of the doors and lead to expensive parts having to be replaced.

When used correctly your Rooms & Views French Doors will provide you with safe access and egress for many years.

Window Handles/Locks

The locking mechanisms on your windows are adjustable to allow for gasket and manufacturing tolerances, they are, however pre-set in mid position, checked at the end of production and if necessary adjusted to give the required compression between the opener and the frame. If at first the handle appears stiff to operate it will ease with use.

VISUAL QUALITY OF DOUBLE GLAZING

-After Installation

Double glazing provides a high standard of vision. The following is a guide to the quality that can be expected. Transparent glass used in the manufacture of insulating glass units is identical to that used traditionally for single glass and will, therefore, have a similar level of quality.

How to do a professional check

Stand in the room no less than two metres away from the panes and look directly through them. For toughened, laminated or coated glasses, stand no less than three metres away. Do so in natural daylight, but not looking directly towards the sun and with no visible moisture on the surface of the glass. Where it is not possible to stand at the required distance, then stand as far away as you can from the panes.

Exclude from the check the 50mm wide band around the edge of the glass.

What to expect

Flat transparent glass, including laminated or toughened (tempered) or coated glass is acceptable if the following are neither obtrusive nor bunched:

- Bubbles or blisters,
- Hairlines or blobs,
- Fine scratches not more than 25mm long,
- Minute particles

The obtrusiveness of blemishes is judged by looking through the glass, not at it, under natural light. It must be understood that the glass used in double glazing is not ground optically flat, and so as a consequence, blemishes are a possibility.

Special glasses

Toughened glass may show visual distortions which are accentuated by reflections in double glazing. Such surface colourations and patterns do not indicate a change in physical performance.

Laminated glass may have a few more blemishes due to it being made of several layers.

As a legal requirement, glass intended for use as a safety glass must display a permanent safety mark which is applied before installation, but which remains visible after installation. The mark must comply with the requirements of the British Standard BS 6206 "Specifications for impact performance requirements for flat safety glass and safety plastics for use in buildings", or its successor.

Low emissivity coating may produce transient visual effects. In oblique lighting the coating may look like a transparent film or produce a haze, ie a cloudy look to the surface. When light coloured objects such as net curtains are placed close to the glazing they will look slightly darker.

Double reflection

This occurs in certain light conditions. It is caused by multiple surface reflections in double glazing which may vary from pane to pane.

Brewster's Fringes- the Rainbow effect

Small transitory rainbow effects are sometimes produced by glass deflecting light. Their appearance is due to high quality flat glass sheets being placed parallel to each other.

Patterned glass

The above does not apply to patterned glass as its manufacturing process is different.

In this leaflet, the term "Double Glazing" is used to describe insulating glass units.

ROOMS & VIEWS GUARANTEE

GUARANTEE

1. **SUBJECT** to the **EXCLUSIONS** in paragraph 3 Rooms & Views **GUARANTEES** :
 - (a) To repair or replace without charge for either labour or materials any PVC-u part of the Product which develops a fault due to defective materials or construction if written notice is given of the fault or defect within **TEN YEARS** of the date of installation and
 - (b) To repair or replace without charge for either labour or materials any sealed unit being part of the Product which develops condensation between the panes of glass if written notice is given of this fact within **FIVE YEARS** of the date of installation and
 - (c) To repair or replace without charge for either labour or materials any hardware which develops a fault due to defective materials or construction if written notice is given of the fault or defect within **TWO YEARS** of the date of installation and
 - (d) To correct or adjust without charge for either labour or materials any window or door that develops an operational fault within **TWO YEARS** of the date of installation.
2. Rooms & Views uses high quality glass in the Product but does not guarantee that the glass so used is perfect and does not undertake that it will be free from minor imperfections (blisters, bubbles or fine scratches etc) which result from the process of manufacture. Rooms & Views adheres to the specifications and tests recommended by the Glass and Glazing Federation which include objective tests so as to assess the intrusiveness or otherwise of any imperfection or blemish in the glass.
3. **EXCLUSIONS** which the **GUARANTEE** does not cover :
 - (a) Liability for optical effects attributable to natural phenomena
 - (b) Minor imperfections in the glass as referred to in paragraph 2
 - (c) Damage or faults due to deliberate act, accident or misuse, negligence and or failure to comply with the guidelines in the "Customer Care Booklet" attached to this Customer Information Pack.
 - (d) Any claims relating to the reduction or elimination of condensation other than condensation between the panes of the glass.
4. The rights of the Customer under these provisions are in addition to and not in substitution for the rights conferred by Common Law or by statute.

CONDENSATION

5. Condensation will be caused by a number of different factors. Double glazed sealed unit windows or doors will normally reduce or sometimes eliminate condensation. They will not and cannot do so in all cases. Rooms & Views **DOES NOT** guarantee undertake or warrant that condensation will be prevented reduced or eliminated (except between the glass panes in a sealed unit) and no representative or employee of Rooms & Views has any authority to give any such undertaking or warranty.
6. Rooms & Views are **NOT** responsible for:
 - (a) The removal of furniture carpets and curtains
 - (b) Any alteration to pelmets blinds or curtain tracks or poles
 - (c) Any painting or plaster or rendering work or redecorating generally where the same has been disturbed
 - (d) Any glass breakage after completion of the maintenance work.

CUSTOMER'S RESPONSIBILITIES

7. The Customer is responsible for:
 - (a) Affording full access to premises for the guarantee maintenance of the Product at all reasonable times
 - (b) Any necessary alterations to pelmets blinds or curtain tracks or poles
 - (c) Redecoration after repairs if necessary
 - (d) Where necessary the removal or re-siting prior to maintenance work of any pipes and cables and also to make necessary arrangements with the statutory undertakers.

IN THE FIRST INSTANCE PLEASE REPORT TO YOUR HOUSE BUILDERS CUSTOMER CARE DEPARTMENT