

Very little, done regularly.

The frame is never painted or sealed. What the windows need is simple: wash them, keep the drainage slots open, keep the gaskets clean, and oil the hardware.

Task	How often	How
☐ Wash glass and frames	As the building needs	Warm water, mild detergent, a soft cloth. No abrasives, no solvents.
☐ Clear the drainage slots	Once a year, before the wet season	A vacuum or a soft plastic pick. Never drill them or make them bigger.
☐ Wipe and check the gaskets	Once a year	A damp cloth. Press back any length that has come out of its groove.
☐ Clean and oil the hardware	At least once a year	A drop on each moving part and locking point, then work the handle. Never the hinges of a terrace door: they run dry.
☐ Check that limiters hold	Once a year, and at every apartment turnover	Replace one that does not hold. Never remove one.

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