



RANCH HOUSE® DOORS

WARRANTY

Ranch House® Doors warrants its doors for a period of one year from the time of delivery against defect in workmanship or material. All Ranch House® Doors must be properly protected and cared for according for the instructions and guidelines laid out by RHD® herein. All doors must be finished within 72 hours of receiving the door and due to hygroscopic nature of lumber should not be stored in an unfinished state beyond this period. RHD® recommends that the garage doors are finished prior to installation as attempting to finish the doors while installed may compromise the finish of the garage doors and void the warranty.

Finish Instructions for Paint Grade Doors

Surface Preparation – All surfaces must be clean, free of dirt, grease, dust, or any substance/material that will prevent paint adhesion. Any scarring that occurs during the shipping, handling and installation process must be re-sanded and to be free from defect. All surfaces should be sanded with 220 grit or greater sandpaper going with the grain only.

Paint Grade Doors must receive a total of three coats of paint on all six sides of each section.

Please Note: Section breaks must be sealed, otherwise may result in Swelling!

This includes one coat of primer and two coats of exterior grade finish paint. Both, latex, and alkyd paints are acceptable. Some species of wood, such as cedar and redwood, require tannin stain blocking primers and paints to prevent the acid from bleeding through. Please be aware of this as bleed through is not considered a defect and will not be covered under this warranty. Follow all instructions from the paint manufacturer as well. Failure to do so will void this warranty.

Doors must be caulked on all horizontal areas to prevent moisture penetration and trapping. Failure to properly caulk the horizontal boards will void this warranty. Ranch House® Doors recommends Lexel® clear caulking applied over the paint. All V-Grooves or other areas that would allow moisture behind the trim must be filled.

YEARLY INSPECTION OF ALL SURFACES OF THE DOORS WILL REVEAL THE EXTENT OF WEATHERING AND NEED FOR REFINISHING. IF WEATHERING HAS OCCURRED, COMPLETE REFINISHING MAY BE NECESSARY ON A YEARLY BASIS.

Finish Instructions for Stain Grade Doors

Surface Preparation – All surfaces must be clean, free of dirt, grease, dust, or any substance/material that will prevent stain/sealer adhesion. Any scarring that occurs during the shipping, handling and installation process must be addressed before staining and sealing. All surfaces should be sanded with 220 grit or greater sandpaper going with the grain only.

Stain Grade Doors: Recommend using a Pre-Staining Wood Condition (Softwoods only) to be applied (follow instructions on can).

Staining: One coat of Stain Color “Old Masters”. Allow to dry, per manufacturer with two Top Coats of an Oil Alkyd product (PPG Door and Window / Proluxe Maintenance or McCloskey – Satin minimal sheen). Please follow manufacturer’s dry time and light sanding between top coats to be dustless before applying.

Use of any other products will void the warranty. Following the manufacturers instructions, apply three coats (sealer and two top coats) of finish to all exterior, interior and edges of each door section.

Finish Instructions for VINTAGE (reclaimed / aged) Wood Doors

RHD® recommends the use of the following products:

1. Bora-care (aka Borrada). This is for the prevention and control of: subterranean termites, Formosan termites, drywood termites, carpenter ants, listed wood destroying beetles, fungi (Rot) and Algae.

2. Rain Guard for all reclaimed / aged exterior products. Please see manufacturers sealing instructions. Please note: Reclaimed / aged material can slightly shrink, creating a 1/8” + gap as it acclimates to its environment. This is not considered a defect but the nature of the product. Cutting reclaimed / aged material will leave a clean, “new” look on cut edge. Customer is responsible for staining edges to match rest of material.

3. Modern Masters DP612-GAL Exterior Dead Flat Varnish:

Allows the finish to maintain that aged effect and removes undesirable variations in sheen.

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Water base / Polyurethane Products: These products are short term compared to Oil Alkalyds (Proluxe Sikkens).

Clear Coats: If you must use water base on the following.

Hardwoods (ex.: rift sawn white oak): When using these types of systems, all six sides must be sealed, especially end grains of boards. This is the hardest to get to, therefore do not allow Stainer to just put on a light coating. The end grains must be sanded and apply two coatings. This is where boards will absorb moisture and turn a blackish color if not sealed. Cupping and checking will also occur if not sealed properly.

DO NOT USE: DECK STAINS, LACQUER SINGLE COAT SYSTEMS ARE TO BE USED AT YOUR OWN RISK! USING ANY OF THESE PRODUCTS WILL VOID WARRANTY WITH RANCH HOUSE® DOORS. CALL THE COATING MANUFACTURERS.

Thermalized Products: Cutek stains is the only product to be used for the Thermalized Series. www.cutekstain.com.

After the Stain and Top coat (or between finish coats) process is complete, all horizontal boards and surfaces must be caulked to prevent moisture penetration behind the trim. Failure to properly caulk will void the warranty. Ranch House® Doors recommends Lexel® clear caulking be applied after the stain/sealing process is complete.

Yearly inspection of all surfaces of each door will reveal the extent of weathering and need for refinishing. Your specific climate may demand a yearly finishing process. Your annual inspection will ensure the longevity of your Ranch House® Door.

Sun and Water Exposure

Your particular environment must be accounted for in your door selection process. Taking the proper steps to protect the wood from sun and water will ensure the longevity of your Ranch House® Door. Example: Vertical Grain Cedar for southwest exposures! This specie of wood can handle the toughest conditions.

Shrinkage and swelling are natural characteristics of lumber and are not considered to be defects. Ranch House® Doors assumes no responsibility for lumber that is simply adjusting to their environment by showing signs of shrinkage and swelling.

Tannic Stains

Tannic acid is in all wood, however, redwood, cedar and oak have exceptionally high levels. When a water-based primer is applied to these woods, the tannin becomes soluble in the water content of the primer and travels to the wood surface. At the surface it mixes with air and oxidizes turning brown or yellow on the surface. These stains will transfer through the next coat, continually staining the surface unless locked withing.

Tannin stain blocking (TSB) primers have high levels of components capable of locking the stain as it dries. The stains will be visible, but if allowed to cure completely, nearly 95% of tannins will be blocked from transferring to the next one. Presently, a 95% block is the maximum one can expect. Another characteristic of TSB primers is a less than desired resistance to abrasion, particularly for products shipped without top coats.

The best process is to apply the TSB primer and allow to cure, followed by a second coat of standard primer to hide stains and resist abrasion. The two-coat system is an industry standard with water-based coatings and should always be accompanied by two finish coats of exterior paints as well. Ranch House® Doors primer is not tannin blocking and RHD® assumes no responsibility for tannin stains.

Wood Putty

Ranch House® Doors does not putty doors that are made from Western red cedar (clear or STK), incense cedar, Alaskan yellow cedar, Spanish cedar, Port Oxford cedar or redwood unless specifically requested. These doors will have brad puncture holes on the face and overlays of the doors and are the responsibility of the end user to fill if they so desire. Putty is available for these species at no extra cost. However, RHD® holds no responsibility to color matching putty on these species.

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Additionally, all other species may have color variation when a stain and sealer is applied. This is a natural characteristic of putty and RHD® holds no guarantee that once stained the putty will match the surrounding lumber color.

Bowing, Checking and Warping

Exposure to the environment may cause bowing, checking and/or cracking. These are not defects. They are only unforeseen and uncontrollable characteristics of natural wood. It is the sole responsibility of the dealer and the end user to select the type of material and/or door that will offer the best results and longevity in each climate and/or environment. Example: A meranti specie with south facing, using a deck one coat system will fail! Using a vertical grain cedar and will not have the same challenges.

Dark Stains and Paints

Dark Stains and paints excessively increase the heat of a wood door. Lumber cannot be expected to endure this excessive heat as it will create too much stress on the lumber resulting in cracking, warping, twisting, shrinkage, and basic fiber compromise. Any wood product that is placed under these circumstances will be void of warranty. Please consult with your dealer for further information. South, south-west facing doors should be CEDAR.

For Dark Paints and Stains Rhd® Recommends the Following Materials:

- 1. Paint Grade:** Use Tricoya. Or use cedar or Accoya if painting real woods.
(Standard Extira and MDO is not recommended. Painting black or dark colors will void the warranty.)
- 2. Stain Grade:** Use cedar or Accoya. (Any other real woods are not recommended. Staining or painting dark colors will void the warranty.)

Storage

Doors that are stored in an unfinished state past the allowed sealing time will void the warranty. When storing, door must be laid flat with support ever 36 inches to ensure that no abnormal bowing occurs. Doors stored in an unfinished state, unsupported or standing sections vertically will void the warranty.

Claims

Ranch House® Doors reserves the right to repair any warranty claim. Ranch House® Doors is not responsible, under any circumstances, for transportation, shipping, labor, paint, stain, sealers, or any other charge related to the warranty claim. If the garage door is stained, sealed, painted, or installed, the door is not available for a claim. The door must be inspected BEFORE any of these actions are taken. Performing these actions on any Ranch House® Door implies full acceptance of the product. Do not install the door in the event that there is a challenge. Failure to follow these instructions will void the warranty.

Maintenance Procedures

Proper maintenance starts with visual inspection of the door. Estimated timeframes: These estimated timeframes can be used as a general guideline. However, as weathering, exposure, and altitude vary, maintenance may be needed sooner and should be performed when visually necessary regardless of timeframe.

Doors that have a South or West exposure should be maintained every 18 months.

Doors that have a North or East exposure should be maintained every 36 months.

Do Not wait too long before performing maintenance on the door (1-coat system).
The longer the homeowner delays, the more expensive it will be to refinish the door (strip, re-stain, and apply a 3-coat system).

Products to Use

Sikkens ProLuxe Cetol® Maintenance RE. Sikkens ProLuxe Cetol® Maintenance RE is a premium, clear, alkyd resin exterior wood finish designed for use exclusively as a maintenance coat on wood.