

Lanai Maintenance for Preserve and Villa owners: a Helpful Guide

FRAMES: please be conscious of environmental corrosion due to salt water producing oxidation. This causes aluminum to pit and peel. Protective measures reduce that.

Applications of paint, or powder coating in white will prolong aluminum appearance and durability. If an owner decides to replace the frames of their lanai careful consideration must be made regarding the aluminum alloy used. Standard lanai frames should be at least level 6063. Even better is level 6005. The vendor should be able to describe the differences in materials and cost. These frames are alloys of aluminum with magnesium and silicone for both tensile strength and flexibility.

SCREENS: Please be aware of environmental corrosion due to salt water along with rust relevant to screen material. Research indicates a premium grade of aluminum or fiberglass is suggested. Also recommended is a specialty screen such as solar, pet resistant or Tuff screen. No see um screen in fiberglass also acceptable. Be aware of the weave of the screen using the standard 18x16 or higher. TUFF screen is heavy duty with a vinyl coating and is wind resistant up to 100mph as demonstrated by testing done in a wind tunnel. Terminology used is "tensile strength".

SCREWS/FASTENERS: Please be aware of the importance of environmental corrosion due to oxidation and rust, and galvanic corrosion from contact of certain dissimilar metals, depending on the fasteners used.

Our current lanais are utilizing screws to both hold the frame/screen together as well as securing the frame/screens to the concrete foundation. Research has shown that low grade zinc coated screws are not ideal due to their tendency to rust which impairs the durability. Other choices would be stainless steel or higher quality galvanized steel. In the case of stainless steel the heads and stems should be coated with a protective coating to avoid both rust as well as galvanic corrosion. Galvanic corrosion is caused by the interaction of our aluminum frames with the stainless steel screws. Galvanized steel screws avoid both rust and galvanic corrosion, as long as, the zinc coating is intact. But the steel screws must have a coating of a rust preventive material. Galvanized steel screws are also stronger than stainless steel. Please know that simply painting the heads of the screws is not acceptable. Paint does not have the durability of the polycarbonate or nylon head covers, and if any part of the fastener is in unprotected contact with the aluminum frame, it will corrode.

ARC is hoping that the above information is helpful to our owners. We recognize that each owner is free to make their own choices but ask that all make an effort to choose wisely. And, of course, to comply with the Charlotte County building codes. Choose only contractors who are licensed and insured in an effort to have a quality lanai for many years of enjoyment!

(See ARC Standard for Lanai Frames, Screens and Screws)