

Screen & Screen Enclosure FAQ's by GE & C Inc 727-418-8788 Dated 03-01-09

Before hiring a company for screen work, based upon 16 years of screen experience, (11 yrs as GE & C Inc) think about:

Framing - White frame reflects sunlight and shows mold quicker. Bronze or brown frame absorbs sunlight, which dries out the screen along the frame faster (and may inhibit some mold growth) because it gets very hot.

Screen - Charcoal (also known as black) is easier to see through, Silver gray reflects light and makes it harder to see out of. The UV Rays of the Florida sun dry rot screen causing it to be brittle over time. Screen stretches due to the wind and moves, this in turn causes dry screen to break along the screen frame, this can occur faster with bronze framing (due to the heat absorption). Average lifespan of screen varies by exposure to the sun. If you have shade from your home or trees you can expect your screen to last longer. In most cases you should expect to replace your screen every 7-15 years. Some consumers have said their screen lasted 20 years. As in most cases manufacturers are cutting costs so the quality of screen manufactured today may be a lesser grade than 20 years ago. Two screen brands are New York Wire and Phifer Glass. They are fiberglass screen with a coating. We purchase commercially and install Phifer Glass. During high damage storm seasons, supply and demand may limit screen availability (Manufacturers couldn't keep up with demand a few years ago). Storms may cause installers to use whatever brand is available under a consumer's time constraints (supply & demand).

Spline - Spline is used to hold your screen in the frame groove. Your enclosure is like a chessboard or quilt. We roll spline on all four sides of each screen panel or opening. We have seen where some companies (especially on the roof) roll the end against the house, the two main beams on the sides, and the outside wall of a multiple section of screen openings. In other words, they skip the small 2 x 2 bars in between the main roof beams. An easy way to check this is to use the handle of your pool skimmer (cover with a tennis ball to prevent holes) to see if the screen lifts up and reveals a gap above the smaller bars. They do this to cut their costs and finish the job faster. It's also difficult to balance on two-inch wide beams. If you get a hole in your screen later, you may have to replace more panels because the screen tears when trying to put new spline over dried out screen. We use custom-built walk planks to span over pools so we don't walk or work on top of screen enclosures, this also allows us to rescreen your enclosure at waist to chest level and allows us to easily roll every side of every panel. We believe this is in the customer's best interest. It usually takes one to two days to rescreen an enclosure. Flat spline is used in new or found in newer enclosures and round spline may be found in older enclosures.

Pressure Washing - We use pressure washers with a small spray width to prevent damage to screens. We do not pressure wash the screen. If the screen is very old and brittle, pressure washing can remove the screen coating, tear, or put holes in screens. Pressure washing puts mold in the pool due to gravity and not being able to control where the spray mist goes. If your enclosure is under a tree, excessive amounts of debris and mold may end up in the pool. This may affect the pH level or pool pump system. Consumers may want to consider having their enclosure rescreening completed prior to hired pool services, or be prepared to follow up with professional pool services. We clean up after ourselves, and work diligently to keep large leaf debris, screening, and spline debris out of your pool and pool system. We respect customer's property and generally do not touch your pool pump system. You may want to turn off your pool pump and, or we may ask you to turn off your pool pump when replacing roof panels. We do pressure clean pool decks and pool gutters. Sometimes complimentary and sometimes for a fee, based on the size of the deck, and amount of debris in the gutters.

Rusted Screws - Standard enclosure screws are made of zinc and are powder, or baked enamel coated. Their strength holds the enclosure together. They rust because some of the coating is taken off due to installation torque. Aluminum screws do not have the sheer strength needed in high winds. Stainless steel screws, combined with aluminum, cause galvanic corrosion, so the weaker aluminum metal corrodes over time, so you should not replace rusted screws with stainless screws or aluminum screws. 4/10 stainless screws are recommended but still have some amounts of zinc in them. They cost more than standard zinc screws. Some screws can be replaced for cosmetic purposes, and some cannot because they are not accessible due to the design of the enclosure. Painting screws is a temporary at best solution and generally the paint never matches. Sometimes screws need to be replaced for the stability of the enclosure & this should be done. We generally replace screws complimentary on the roof and anyplace along the bottom where the tension of the screen will cause a gap between the deck and the frame, when hired for a complete rescreen. Cosmetic replacement is a cost vs. value project, which we must charge for. Eventually, the new zinc coated screws will rust over a period of time.

Trees & Bushes - Should be trimmed for work access and to prevent branches from rubbing holes & tears into screens. We trust this information will be helpful to you as you prepare for your screening project. Call us for a free quote.

Regards,
GE & C Inc Associates

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