

**BORANO**  
*Custom Mahogany Doors, Windows & Flooring Manufacturer*

*Congratulations  
on your fine  
Borano Purchase!*



**C***ongratulations* on your Borano purchase! You now have one of the finest quality Mahogany doors, hand-crafted by talented artisans at our exclusive facility in Honduras.

Your door is unique – you can boast that because your door is crafted by hand, no two doors are exactly alike. Borano solid Mahogany doors are made with the discerning client in mind, master-crafted - one at a time - and built to endure in any climate.

***It's bold,***

***It's elegant,***

***It's luxurious,***

***It's welcoming and inviting!***

And it will certainly generate many compliments from your guests over the years to come.

We hope you will cherish this door for generations and enjoy the legacy it brings.

When your guests ask about your door, we hope that you will kindly refer them to Borano.

Included in this information booklet are installation and maintenance recommendations for your door. Please read through these pages carefully to learn how to keep your door looking its finest and ensure that your investment is kept at its optimum performance level.

If you have any questions about the care and maintenance of your door, feel free to contact your Borano team members at our customer service number at 561.939.3368.

With Warmest Regards,  
On Behalf of The Entire Team at Borano, Inc.

***Sam N. Hanna***

CEO  
Borano, Inc.

## Recommended Installation Instructions

1. Check that the frame work is level and plumb and correct any major problems now before you begin, cut plugs per step five before going to step two.
2. Apply and/or install the weatherproofing/weather stripping to ensure no outside elements will infiltrate the structure around the jamb or under the threshold.
3. Tip the new door unit up and into the rough opening as close to die center as possible.
4. Start shimming first at the bottom of the hinged side, then the opposite side and finally the top. Place your shims so that your screws will pass through the jamb and shim before going into your framework. Place the shims evenly apart so that the finished install will be attractive. You want all your screws to be evenly placed. The objective of shimming is to center the jamb in the frame and to square, plumb and level die door. This is the time to micro adjust and verify that locks line up, weather stripping is evenly compressed and that the door swings correctly so that you will get the best service out of your door for many years to come.
5. Cut plug ¼” deep from the backside of the jamb that are wider than the heads of the screws you are using. Pre-drill holes ¼” deep and the same width as your plug on the face of die jamb.
6. Install long screws, at least one per hinge through hinge, jamb, shim and into framing. Install long screws through die pre-drilled holes that are larger than the screw head and into framing. Be careful to not pull jamb out of level and plumb by over tightening. Re-verify often that the unit is square, level and plumb and adjust as necessary.
7. Put enough epoxy wood (this product is an adhesive that can be color matched to your finish color) in die hole over die screw head to have a little squeeze out when you put the pre cut plugs in. Turn the plug to match the grain, flush the top of the plug with the surface of the jamb and remove squeezed out epoxy glue.
8. After the epoxy wood is cured follow the Borano finishing instructions.

# Maintaining and Protecting your Borano Mahogany Door

## *Wood Finishing and Care of Borano Mahogany Doors and Windows*

The following are guidelines to help with your project. We encourage you or your contractor to utilize the easy to follow application instructions and advice available here. It is essential to follow strict finishing guidelines and to follow the recommended maintenance schedule to ensure that your Borano solid Mahogany door or window will keep its structural integrity and beauty for many years to come.

Borano recommends either the use of Sikkens Cetol I and Cetol 23, or the new Sikkens Door & Window finishing system.

For proper finishing and maintenance of your Borano product, and to implement all warranties expressed, customer must do the following:

Step 1: Most Borano doors are shipped with one 1st coat of Cetol 1 applied to protect the door during shipment from its native land. Prepare the door according to Sikkens Instructions.

Step 2: Apply 1st color coat of Cetol 23 Plus color, or Door & Window (color of your choice).

Step 3: Apply 2nd coat of either Cetol 23 Plus or Door & Window (color of your choice) Or apply 2 coats of Door & Window Clear.

To sum it up, you can use any combination of color and clear, with a minimum of one Cetol 23 Plus or Door & Window color coat (use at least two color coats of Cetol 23 or Door & Window in severe UV exposure. Apply a minimum of three coats. Maintain as needed with Door & Window Clear.

## *Preparation for Wood Finishing*

1. Consult all available finishing information for complete finishing instructions and other important information prior to beginning the project.
2. Borano requires that the recommended finish be properly applied to your door or window within the first five days of receipt and that particular attention is given to sealing the four edges, and the bottom and top of the door. Any concealed wood element, should be sealed before installation including outer framing and casement trim. Backside and end grain sealing will drastically increase wood protection. Where extreme ultraviolet exposure or weathering is likely, protective covering should be utilized until finish is applied. Exposure to weathering elements, and moisture prior to finishing may void warranty and could cause splitting.
3. Before applying the first coat of finish, sand with appropriate sandpaper to remove any raised grain or rough areas due to wood nature. Follow with finer grits to final sand of 100-120g. Sand only in the direction of the wood grain, and final sand entire surface for thorough preparation. Sanding will open the grain of wood properly accept stain.
4. Vacuum to remove dust from cracks and crevices, then vacuum across the grain on entire surface, then vacuum, with the grain. Follow with a tack cloth to remove any fine dust remaining. Apply recommended Sikkens product system based on your desired finish color.

## **Maintaining and Protecting your Borano Mahogany Door**

All woods vary in color and texture. Color and product testing must be utilized to determine achievable results for your specific project. Honduran Mahogany contains natural oils that must be removed from the surface with acetone prior to applying finish.

### ***Maintenance Schedule***

Wood will expand and contract with moisture content changes. Be sure not to build excessive finish in grooves around panels. Use a fine razor to score through any bridged finish where panels meet.

As wood reacts to changes in temperature and humidity, the interior panel may reduce in size during the winter, leaving an unstained area exposed on the panel. This unstained area should be spot coated during the first dry season to eliminate any further exposure of raw wood.

Coat all 6 sides of door when new, with particular attention to end-grain, and bottom edge of door. Interior side can be coated with a variety of finish systems based on desired finish and sheen.

Doors in full extreme weather exposure could require an exterior maintenance coat every 2-3 years. Annual visual inspection for discoloration, cracking or peeling of finish, or excessive dulling of sheen can determine when the maintenance coat is required.

Waterlox Tung Oil is an option for the interior surface of the door. Because this product is made from Tung oil, its characteristics make sealing and finishing a breeze. Wood sealed and finished with Waterlox Tung Oil products have a deep barrier which protects against moisture, acids, alcohol, and heat and cold damage. Tung oil finishes are the most durable of all wood finishes and strongly enhance the natural beauty of wood. Since these finishes retain a certain amount of elasticity almost indefinitely, they will not cloud, crack or become brittle when used on interior surfaces. Scratches are easily repaired; no sanding is necessary, just re-apply finish to a clean surface.

Waterlox Original Sealer/Finish can be used as sealer coat under almost any topcoat and will provide better adhesion characteristics than raw wood itself. Almost any type of finish on the market today is compatible with Waterlox Orbital Sander/Finish.

Approximately 36 months after the orbital 3 coat application to new wood, you need to apply an exterior maintenance coat of finish.

# Maintaining and Protecting your Borano Mahogany Door

## Sikkens Finishing Instructions Working With Cetol® Door & Window

### PREPARATION PROCEDURES

#### New, Weathered, Uncoated Wood

Sand door and window surfaces with 80-120 grit sandpaper prior to application of Cetol Door & Window.

The best method to prepare vertical wood surfaces is to sand with 80-120 grit sandpaper.

#### Tips

- For best performance a total of 3 coats using any combination colors or clear topcoats should be applied
- For application on hardwoods immediately prior to applying coating wipe surface with acetone.
- It is always recommended to perform a three coat color test on a sample of the wood.
- A satin finish is recommended over a gloss finish to help prohibit the effect of ultraviolet rays.
- Weathered wood affected with blue fungi or rust from nails may be treated after the surface preparation by applying a solution of 4 ounces of oxalic acid crystals in a gallon of warm water. This solution should be allowed to sit on the affected areas for 15-20 minutes before the final rinse with clean water. Let dry 3 days before coating.

### APPLICATION PROCEDURES

#### New/Bare Wood Applications

1. Follow the preparation procedures.
2. Apply 1st coat of Cetol Door & Window
3. Let surface dry for minimum of 24 hours
4. Apply 2nd coat of Cetol Door & Window
5. Let surface dry for minimum of 24 hours
6. Apply 3<sup>rd</sup> coat of Cetol Door & Window
7. Clean tools with paint thinner or mineral spirits

#### *Application Do's...*

- Apply when the surface, and air temp is 50°F/10°C to 95°F/35°C
- Saturate all end grains, nail holes and cracks in the wood
- Apply a medium coat using a soft long haired natural bristle brush
- Maintain a wet edge to prevent lap marks
- Fill joints, crack, nail holes with, a good quality polyurethane or acrylic caulk/filler prior to coating
- Apply in the direction of the wood grain
- Coat all six sides of doors
- Stir well before using

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## *Application Don'ts...*

- Do not apply when the surface is hot to the touch
- Do not apply when dew or frost is present
- Do not apply over other coatings
- Do not apply in wet weather
- Do not apply when moisture content of the wood is greater than 18%
- Do not thin
- Do not use 3 coats of clear alone on areas which receive high levels of UV exposure

## ***MAINTENANCE PROCEDURES***

Proper maintenance starts with visual inspection. A timeframe of 2 to 3 years on the south & west exposure and 3 to 4 years on north & east exposures can be used as a guidelines. However, as weathering and exposure conditions can vary widely, maintenance may be needed sooner and should be permitted when visually necessary regardless of time frame.

## ***MAINTENANCE PREPARATION***

1. Wet surface with clear' water.
2. Wash with 2 ounces of 100% powdered Tri-Sodium Phosphate (TSP) or phosphate-free substitute plus 1 quart of liquid bleach in 3 quarts of water.
3. Let the solution sit on the wood for 15-20 minutes. During this period, scrub the surface with a hard bristle brush. Do not let the solution dry on the wood or glass. Keep it wet.
4. Thoroughly rinse the cleaning solution from the wood the clean water.
5. Let dry 3 days before applying the coating.

For more details on the use of Sikken's Cetol 1 and Cetol 23, visit the website:

[www.paintsource.net/pages/solutions/borano\\_doors/borano\\_door\\_finishes.html](http://www.paintsource.net/pages/solutions/borano_doors/borano_door_finishes.html)

# BORANO

## Manufacturers Warranty

Custom wood doors manufactured by Borano, Inc. are warranted for one year from date of shipment to be of good material and workmanship and at the time of shipment free of defects that would render them unfit for ordinary recommended purposes. This warranty supersedes any other written or implied prior warranties.

Should a warranted door be found by Borano to be defective, Borano will at it's option, either:

1. Repair the door without charge, or;
2. Provide a replacement part or parts for repair of the door without charge, or;
3. Provide a replacement door in the same stage of fitting and/or finishing it was originally supplied.

It is the responsibility of the customer to inspect each door immediately upon receipt. If a defect is discovered, Borano must be notified by either e-mail, phone or written notice within 72 hours of delivery and before the item is installed or altered in any manner. Borano will not be liable for any initial claims after the 72 hour period.

Borano may request the customer to upload photographs to assist in determining and validating a claim. If a claim cannot be determined or validated by photographs, an inspection may be necessary. If an on-site inspection is necessary and a claim is found not to be warranted, an inspection fee may be assessed.

Borano will not be held liable for any item repaired or replaced without prior written consent.

Borano will not be held liable for or pay any cost to remove defective items or to install new or replacement items nor any finishing cost or consequential damages.

Any warranty replaced item will be shipped to customer freight collect.

If the claimed non-conformity is warp, Borano may defer repairing or replacing the item for a period up to twelve months from the date of the claim. It is not uncommon for a temporary warp condition to occur as the item adjusts to local humidity and temperature. This deferral will not be counted against the warranty period.

Single Door Slabs that exceed 42" x 96" carry no warranty. Pre-hung Double Doors (including jambs) that exceed 84" x 98.5" carry no warranty.

Doors shipped outside of the continental US are not covered by this manufacturers warranty.



The following are not to be considered defects in wood material or workmanship and are not covered by this manufacturer's warranty.

1) Wood items are susceptible to expansion and contraction caused by humidity and temperature variations. Small surface checking, shrinking or cupping may occur under certain conditions. These deviations from perfection are not considered flaws. Items that are not sealed and finished by Borano are not warranted for any surface variation.

2) Warp is considered a defect when it exceeds  $\frac{1}{4}$ " in the plane of a door. Doors wider than 3'0" or higher than 8'0" are not warranted against warp. Warp is any distortion in the door itself and does not refer to the relationship of the door to the frame or jamb in which it is hung. The term warp shall include cup and twist. In measuring the amount of warp present in a door, the following method must be used. In measuring the amount of warp present in a door, the following method must be used. Bow, cup and twist are measured by placing a straightedge, taut wire or string on the suspected concave face of the door at any angle (i.e., horizontally, vertically, diagonally). The measurement of bow, cup and twist is made at the point of maximum distance between the bottom of the straightedge, taut wire or string and the face of the door. Action on any claim for warp may be deferred at Borano's option for a period not to exceed (12) months after installation to permit the door in question to acclimate to temperature and humidity conditions.

3) Natural variations in the color, texture or grain of the wood or normal panel movement or shrinkage; cutting into mortise and tendon joints.

4) Doors which are improperly hung or do not swing freely.

5) Exterior doors that are not protected by substantial overhang and are exposed to extreme weather conditions.

6) Any condition arising from neglect or failure to properly maintain door.

7) Normal wear and tear, including normal wear and tear of weather-strip; and natural weathering of surfaces .

8) Discoloration, rusting or flaking of metal accent options, such as grilles, clavos, straps , etc.

9) Damage caused by others, installer or by any cause beyond the control of Borano, including but not limited to damage caused by misuse, abuse, accident or mishandling or by fire, flood, earthquake, or any other nature.

10) Defects or damages arising in, or as a result of shipment by common carriers, private transportation and/or other means of transportation are not covered by warranty

11) Any implied warranty shall be limited in duration to the period of this warranty. There are no warranties that extend beyond this warranty

12) Borano, Inc. shall not be held liable for consequential, indirect or incidental damages to any item or time schedule involved.

13) Finishes of Hardware: Each handle goes into an acid bath that varies the color of the finish, also time has a factor on varying finishes. If someone orders a handle and a year later orders another, the original handle has already changed in "time". Metal cleaners will remove the "aged" coating and change the look of the product. There will be no guarantee for Oil Rubbed Bronze finishes because they change over time. Finish defects such as abrasion and scratches will not be covered. The surface should be cleaned once a month with a mild non-abrasive soap and soft cloth, or just a damp soft cloth

This warranty extends only to the original purchaser and original structure and is non-transferable.

#### Handling and site finishing for unfinished doors

1. Unsealed doors must not be subject to abnormal heat, dryness or humidity, or sudden atmospheric changes. If doors are stored for more than one week, the entire door including all edges must be sealed
2. Store flat on a level surface in a dry, well ventilated building. Cover to keep clean, but allow air circulation
3. Handle with clean gloves and do not drag across other surfaces
4. The structural integrity of the door must not be impaired when fitting the door. There must be no alteration for lites, louvers, panels or any special details. Care must be taken in the application of the Hardware
5. All finishes on exterior doors deteriorate over time. Inspect the doors periodically for finish deterioration. Maintenance is recommended annually and is not to exceed manufacturer's recommendations. Be advised It is the responsibility of the purchaser, at the very least, to adhere to the manufacturers recommendations regarding the finish they have chosen to use. This natural wood product does require periodic maintenance over the life of the door to ensure your investment is kept at its optimal condition.

The Inside the crate instructions (on the following page) are sent via email and placed inside each crate for all Mahogany wood products and must be adhered to, too avoid voiding the manufacturers warranty.

## **Important You Must Finish your Wood Products within 5 Days of Receipt to avoid voiding your Warranty !**

**Please Note: Wood is an all natural product and your investment must be handled appropriately to avoid any issues !**

**!! IMPORTANT !!**

*Please read and understand the entire procedure before uncrating and finishing your doors. Be sure to follow the manufacturers instructions on product labels for finishing!*

Doors with glass need to be lifted uniformly to avoid bending of the unit. Any broken glass claims need to be submitted with photographic evidence while the packaged door is still crated and within 72 hours of delivery. Glass claims not meeting this criteria will be automatically declined.

### **PREPARATION & APPLICATION:**

Doors should be allowed to acclimate to the environment where they will be installed. This may take at least two days under average conditions. Avoid finishing immediately after a rain or damp weather and during periods of higher than average humidity. In very dry conditions, the door should be finished right after the wrapping is removed. Ensure adequate air flow around all surfaces of the door when conditioning.

### **Storage and Handling:**

- 1) Deliver doors to the building site after the plaster, drywall or concrete is dry. If doors are stored at the job-site for more than one week, top, bottom and side edges MUST be sealed. Care MUST be taken to avoid edge or face damage.**
- 2) Store flat on a level surface in a clean, dry, well ventilated building. Protect from dirt, water and abuse, but allow air circulation. Doors must be sealed with an oil-based sealer or primer if stored for long periods.**
- 3) Doors should not be subjected to abnormal or sudden variations in heat, dryness or humidity and should not be exposed to direct sunlight.**
- 4) Doors should be stored at least 10' away from any heat source. Excessive heat on one area of the door creates uneven drying which results in warping and checking on the faces.**
- 5) Doors should be conditioned to the average prevailing humidity before hanging. In below-zero**