

Red Canyon Townhomes Door & Window Replacement

We have some exciting news related to replacing the doors and windows for your Townhome Units – they can be replaced!

If you are interested in replacing your doors or windows, here are the:

- General Architectural Installation Details
- Detailed Manufacturer Installation Instruction Manual
- A Step by Step Guide to replacing your Doors and Windows
- HOA Application to initiate the replacement process
- Town of Eagle Application (top part/value including labor needs completed)

General Information: The HOA process is fairly quick. You can expect up to 30 days to get started from the time you file your HOA Application. Please notify the Property Management Company if you want to replace your doors or windows to get the process started.

1. Red Canyon HOA Application must be submitted and approved prior to commencement of any such work.
2. There is no fee to HOA for this and using the required details
3. There is a \$1,000.00 Compliance Deposit due to the HOA to be returned to you within 30 days of the work being completed satisfactorily.
4. There is a Use Tax you will pay to the Town of Eagle of 4% charged on materials and labor.
5. There is a Building Permit Application Fee you will pay to the Town of Eagle of approximately
6. A Licensed and Insured General Contractor must do the work.

Step by Step Guide to replacing your Doors and Windows:

If you are considering replacing your doors and windows we provide this step by step process for HOA and Town of Eagle approval to save you time, minimize questions and clarify the process.

1. Notify the Property Management Company by mailing the HOA Door and Window Agreement along with the \$1,000.00 Compliance Deposit check, each made payable to Red Canyon Townhomes.
2. Upon receipt of your HOA Approval, prepare and submit the Town of Eagle Building Permit Application. When filing the Town Application and paying the fees to the Town, you will need two separate checks as well as two copies of the architectural drawings.
3. Receive approval back from the Town and begin building! .
Note – if you have any questions during the construction, please contact the property management company to avoid issues after completion.
4. Take photos of window and door installation for compliance verification.
5. Send the property management company a copy of the completed permit. Your \$1,000.00 compliance deposit check will then be mailed back to you.
6. Enjoy your new doors or windows!

Red Canyon Townhomes

ARCHITECTURAL AND DESIGN REVIEW GUIDELINES

This is needed to change the patio when expanding the deck

In furtherance of the provisions of the Declaration for Red Canyon Association (“Declaration”), these Architectural and Design Review Guidelines (“Guidelines”) shall govern alterations by Owners to Units. The purpose of these Guidelines is to assist Red Canyon Association to actively foster, promote and advance the common ownership interest in Red Canyon Association and to preserve the inherent architectural and aesthetic quality of the community.

Each Owner shall comply strictly with the provisions of the Declaration, the Articles of Incorporation, the By-Laws of the Association, and the Rules and the Regulations of the Association, as may be amended from time to time. Therefore the material, plans and specification for any modifications to Units proposed by Owners are to be considered by the Board of Directors for its approval and the Board has the discretion to withhold its approval.

These Guidelines shall be utilized by the Board for the consideration of requests to modify a Unit, and/or exterior fixtures, including without limitation, decks.

ARTICLE I.

ARCHITECTURAL APPROVAL/DESIGN REVIEW

Section 1. Required Approvals and Design Criteria

The Board is empowered to consider and act upon any plans submitted to it for approval. The Board is also empowered to appoint a representative or committee to act on its behalf for such purposes. Hereinafter, reference to the “Committee” shall be the Board of Directors of the Association for the consideration of such plans and specifications, or in the cases where the Board of Directors has appointed such Committee, the Committee itself.

The committee shall consider and act upon any and all plans and specifications submitted for its approval, and perform such other duties as from time to time shall be assigned to it by the Board, including the inspection of the construction in progress to assure its conformance with plans approved by the Committee. No Owner shall undertake any work in or outside of any Unit which

would jeopardize the soundness or safety of the Buildings, Units or reduce the value of Red Canyon Association.

No construction, addition, modification or reconstruction of any improvement to the property shall be commenced or maintained, until the plans and specifications there for showing the design, nature, kind, size, shape, height, width, materials and location of the same shall have been submitted to the Committee and approved in writing by the Committee. The Committee may require such further detail in plans and specifications submitted for its review as it deems proper. Previously approved changes to the Units and/or building in no way affects future decisions nor sets a precedent for those decisions. Approved changes made prior to the adoption of these guidelines will not be affected.

The Committee shall not refuse to permit a Unit Owner to make reasonable modifications to the interior or exterior of their Unit or to any Common Element which the Unit Owner has the right to use, if such modifications are necessary under the Fair Housing Amendments Act (as heretofore and hereafter amended) to afford one or more Persons with a disability residing at such Unit the full enjoyment of such Unit and/or the Common Elements appurtenant there to.

The Committee shall exercise its reasonable judgment to the end that all improvements, construction, and alterations to the Units within this Association shall comply with requirements set forth herein and the Association’s governing documents. Review shall be based upon, but not limited to:

- Preservation of aesthetic beauty. Assurances that the upkeep and maintenance of the improvement or alteration will not become a burden on the Association.
- Conformity with the plan specifications and purposes generally established within the community.
- Compliance with all Eagle County requirements and standards, as well as, all Federal and State requirements.

Decisions shall be conclusive and binding on all interested parties. The Committee may also issue rules or guidelines setting forth procedures for the submission of plans for approval. Any exterior modifications approved by the Committee must then obtain

written approval and all required permits and inspections from the Town of Eagle, Colorado. Related costs, including without limitation, costs of permits and fees, shall be the responsibility of the unit owner.

Section 2. Voting

The vote of a majority of the members of the Committee shall constitute action on any matter before it. The committee from time to time may designate a single member to act on its behalf on such issues it defines as routine and not requiring a vote. Should a Unit Owner request a reconsideration of a action taken by a single appointed member, then an affirmative vote of a majority of the members of the Committee is required to sustain such action.

Section 3. Reply and Communication

Decisions of the Committee and the reasons there for shall be transmitted by the Committee to the applicant at the address set forth in the Application for Approval within forty-five (45) days after receipt by the Committee.

No application submitted pursuant to this section shall be deemed approved, unless written approval by the Committee shall have been transmitted to the applicant.

All communications and submittals shall be addressed to the Committee at such address of the managing agent of Red Canyon Association.

Section 4. Commencement of work

Written approval issued by the Committee is valid for commencement of work as approved for a period of six (6) months from the date issued. If work as approved is not commenced within that period, application for approval must be resubmitted and approval obtained prior to commencement of work.

Section 5. Waivers

The approval or consent of the Committee, or appointed representative thereof, to any application for design approval shall not be deemed to constitute a waiver of any right to hold or deny approval or consent by the committee as to any application or other matters subsequently or additionally submitted for approval or consent pursuant to these Guidelines or other governing documents for the Community.

Section 6. Liability

The committee and the members, there of as well as any representative of the committee designated to act on its behalf, shall not be liable in damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove in regard to any matter within its jurisdiction under these covenants.

Section 7. Records

The Committee shall maintain written records of all applications submitted to it and of all actions taken by it with respect thereto. Such records shall be open and available for inspection upon request by any interested party during reasonable hours of the business day.

Section 8. Effect of the Declaration

Nothing in these Guidelines shall supersede or alter the provisions or requirements of the Declaration. Ownership of the Common Elements is defined in the Declaration, under Ownership and Use of General Common Elements. No use of Common Elements shall be approved that effectually changes General Common Elements to Limited Common Elements as prohibited by Colorado statutes.

Section 9. Effect of Governmental and Other Regulations

Use of property and improvements to property must comply with applicable building codes. Approval by the Committee will not constitute assurance that the improvement will comply with the applicable city or county code or regulation nor that permits will be given. For information about Eagle County, or any other agency or entity which may have jurisdiction over the building requirements, Owners should write or call the appropriate entity.

Section 10. Licensed Contractors.

All construction and improvements of any kind shall be performed only by contractors licensed by authority recognized by the state of Colorado or Eagle County All such contractors shall have liability and workers compensation insurance and shall provide proof of such insurance to the Association prior to commencement of any work on the property. Copies of all building permits shall be provided to the Association. The

Association may halt any work in progress if proof of current liability and worker' compensation insurance applicable to such work is not on file with the Association's Management Company. As appropriate for the time of year and type of improvement, the Association may limit the hours and days during which construction may be performed. Owners are responsible to ensure that contractors clean and remove any debris from Common Elements at the completion of each workday and dispose of all construction debris properly. Any trash bin must be of uniform dark color and when placed in front of a unit may not obstruct or impair the flow of traffic nor in any way damage the irrigation system. Red Canyon dumpsters are not to be used for construction debris disposal at any time.

Section 11. Interface with Utilities

In making improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, telephone, cable television, or other utility lines or easements and are responsible for any damages to these utilities due to construction of any improvements. In the event access to any other Unit is required to locate such utilities, Owners shall obtain consent of the Owners of such Units and provide a copy of written consent for such access to the Association with the submission of plans and specifications. Owners are responsible for any and all repairs of damage caused by the construction to any property, and for any reconstruction required to restore any Unit or Common Elements to the same or better condition than prior to commencement of the construction, upon completion of improvements to the property.

Section 12. Amendment

These Guidelines may be altered, amended, or revoked by the Board by a majority vote of the Board.

Section 13. Enforcement

Enforcement of the Guidelines and other provisions, as amended, may be by any proceeding at law or in equity against any person or persons violating or attempting to violate any such provision. The committee and any interested Unit Owner shall have the right but not the obligation to institute, maintain and prosecute any such proceedings. In any action instituted or maintained under this section, the Committee shall be entitled to recover its costs and reasonable attorneys fees incurred pursuant thereto, as well as any and all other sums awarded by the Court.

Failure of the Committee or of any Unit Owner to enforce any covenant or restriction herein contained, or any provision of the other governing documents for the Community, shall in no event be deemed a waiver of the right to do so thereafter.

ADOPTED AND EFFECTIVE THIS ___ DAY OF _____, 2010, BY THE BOARD OF DIRECTORS OF THE Red Canyon ASSOCIATION

President

Vice-President

Treasurer

Secretary

Additional Board Member(s)

Architectural Review of Plans Checklist:

1. IMPROVEMENT NOT DETRIMENTAL TO SURROUNDING UNITS OR COMMON ELEMENTS
2. IMPROVEMENT IN CONFORMITY AND HARMONY IF VISIBLE TO EXTERIOR OF STRUTURE
3. IMPROVEMENT WILL NOT DETRACT FROM THE BEAUTY, WHOLESOMENESS AND ATTRACTIVENESS OF THE COMMUNITY FACILITIES
4. IMPROVEMENT WILL NOT DETRACT FROM ENJOYMENT OF ASSOCIATION PROPERTY BY THE MEMBERS
5. UPKEEP AND MAINTENANCE OF THE IMPROVEMENT WILL NOT BECOME A BURDEN TO THE ASSOCIATION
6. PLANS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE ADEQUATE DIMENSIONS AND IF STRUCTURAL, CERTIFIED BY AN ARCHITECT LICENSED BY THE STATE OF COLORADO and/or Engineer licensed by the State of Colorado

7. IMPROVEMENT WILL NOT HAVE AN ADVERSE EFFECT ON SECURITY

8. IF ACCESS TO OTHER UNITS IS NECESSARY FOR COMPLETION OF CONSTRUCTION, WRITTEN CONSENTS OF SUCH OWNERS ARE ATTACHED

9. ANY VIOLATION OF THE DECLARATION OR RULES AND REGULATIONS?

APPLICATION FOR APPROVAL

SUBMISSION TO Red Canyon ASSOCIATION BOARD OF DIRECTORS

Pursuant to the Condominium Declaration and the Architectural and Design Review Guidelines for Red Canyon Association, I/we hereby submit the following application to make improvements:

Date:
Address of Property:
Names of Owner(s):
Mailing Address(es):
Phone
Number:(Home)_____(Work)_____(Cell)_____

Proposed date for Commencement of Work:

Estimated time for Completion of Work:

Attachments:

- ___ Construction Plans
- ___ Architectural Drawings, certified by a Colorado licensed architect, if structural changes, an engineer may also be required
- ___ Specifications (e.g., manufacturer’s brochure)
- ___ Samples of materials
- ___ Samples or description of colors
- ___ Photographs
- ___ Owner’s consent for access to other units
- ___ Other

Receipt:

I hereby acknowledge receipt of the above and its marked attachments this ___ day of _____, 20___ at ___O’clock__m.

By:

DECISION OF DESIGN AND REVIEW COMMITTEE FOR Red Canyon CONDOMINIUM ASSOCIATION

The Committee, having reviewed the submission for the Approval of:

_____ dated_____

Hereby finds that the request is:

Approved as submitted___

Approved subject to (see below)

Denied for the reason(s) stated below:

- A. Adequacy of dimensions and/or certification by Colorado Licensed architect
- B. Conformity and harmony if visible to exterior of structure
- C. Effect of location and use of improvement on nearby Units, improvements, operations and uses
- D. Preservation of Aesthetic beauty
- E. Assurances that the upkeep and maintenance of the improvement of alteration will not become a burden on the Association
- F. Conformity with the plan specifications and purposes generally established within the community
- G. Restrictions on hours and/or days during which construction activity may be performed

H. Violation of Declarations, Bylaws and/or Rules and Regulations

Other Comments:

BOARD OF DIRECTORS Red Canyon ASSOCIATION

BY: _____

DATE: _____

Certificate of Mailing

I hereby Certify that I mailed a true copy of the foregoing Decision of the Board of Directors, Red Canyon Association by placing same in the United States Mail, postage prepaid, on the__ day of _____, 20__, addressed to the following:

By: _____

By: _____

Red Canyon Townhomes

Application for Door and/or Window Replacement

Page 1 of 2

This is an application only. Once reviewed and approved, you will receive written authorization from the HOA granting you the permission to begin construction. (Please note you will be responsible for filing your Building Permit with the Town of Eagle and having that permit prior to commencement of construction).

Name _____

Phone _____

Unit _____

Building Permit # _____

Contractor _____

Address _____ Phone _____

Estimated Start Date:

Estimated Completion Date:

All doors or windows must be installed according to the following guidelines: Please initial next to each.

Both a Town of Eagle building permit and Red Canyon Homeowner Association permit must be obtained before any construction may begin.

A compliance deposit in the amount of \$1,000.00 must accompany this application. It is understood that if the doors or windows are not installed in compliance with the documents, the Association will finish the construction and I will be solely responsible for ALL costs associated with its completion and bring it into conformance with the approved plans. A certificate of compliance stating that the doors or windows are installed per the documents will be signed by the Owner and the Owner will provide a Final Inspection Receipt from the Town of Eagle in order to receive their deposit. Deposit will be returned within 30 days of receipt and final inspection by the Association Representative.

Doors or Windows must be installed exactly to the specifications of approved Red Canyon Door and Window Plans

Construction must take place between the hours of 9am-6pm. No work is to occur on Sunday.

All construction garbage is to be removed from property at owner's expense. Complex dumpsters ARE NOT to be utilized for the trash created by door or window renovation.

Common areas must be kept clean and remain unobstructed during construction as reasonable as possible. Any damage to common areas will need repaired or will be repaired and billed back to me.

Construction must be completed within ___ days of the project start.

I understand that this document carries with the above Real Estate and will disclose this to any buyer, should this unit be sold.

___ I understand that if I choose to upgrade my doors or windows, the association will keep the \$_____ deposit until an inspection occurs. Any future maintenance or upkeep issues are the responsibility of the owner. If the association has to provide upkeep or maintenance, I will be billed back for this time and material.

___ I am choosing to install:

Pella Impervia ___ Windows _____ (All/Partial) If Partial, please list: _____

Pella clad ___ Windows _____ (All/Partial) If Partial, please list: _____

___ New screen door

___ New door

By signing this document you are acknowledging the following terms and conditions:

Once completed, your doors or windows will be considered a limited common element. All maintenance costs associated with the doors or windows will be the responsibility of you, the owner. In instances where maintenance has not been performed the association may elect to perform the necessary maintenance and bill the owner. An inspection will be required at the end of construction to insure that the new items have been installed following all plan specifications and guidelines. The owner will be responsible for the correction of any errors in the construction. The owner deposit will be returned to the owner only after a satisfactory inspection has taken place. The deposit may be used by the association to defer expenses in the event the association is forced to complete or correct any aspect of the construction. Please note that any additional expense incurred by the association to remedy the event will be billed to the owner.

The above document has been Read, Understood, and Agreed to by,

Print Name _____

Signature _____

Date _____

The above document is approved by the Red Canyon Townhomes Association Board.

Print Name _____

Board Position _____

Signature _____

Date _____

www.townofeagle.org
 P.O. BOX 609,200 BROADWAY
 EAGLE, CO 81631
 Phone: (970) 328-9655
 Fax: (970) 328-9656
 Inspection Line: (970) 328-9626

TOWN OF EAGLE
 BUILDING DEPARTMENT

**BUILDING PERMIT
 APPLICATION**

 BUILDING PERMIT NO.

JOB ADDRESS			
LOT NO	BLOCK	FILING	SUBDIVISION
OWNER	MAIL ADDRESS	C/S/Z	PHONE #
CONTRACTOR/CONTACT PERSON	MAIL ADDRESS	C/S/Z	PHONE#
ARCHITECT OR DESIGNER	MAIL ADDRESS	C/S/Z	PHONE#
ENGINEER	MAIL ADDRESS	C/S/Z	PHONE#
USE OF BUILDING (PLEASE CIRCLE ALL THAT APPLY)	RESIDENTIAL COMMERCIAL INDUSTRIAL		
CLASS OF WORK (PLEASE CIRCLE ALL THAT APPLY)	NEW ADDITION ALTERATION REPAIR MOVE REMOVE		
DESCRIBE WORK			

VALUATION OF WORK	Special Conditions;
TYPE OF HEATING (PLEASE CIRCLE APPROPRIATE CATEGORY) GAS ELECTRIC OTHER	
ACREAGE OR SQUARE FOOTAGE OF LOT	LOT COVERAGE-Includes Overhangs
IMPERVIOUS COVERAGE OF LOT	TOTAL FLOOR AREA OF STRUCTURE (SQ. FT.)
NUMBER OF STORIES	HEIGHT OF STRUCTURE ABOVE GRADE
NUMBER OF DWELLING UNITS	NUMBER OF OFF STREET PARKING SPACES
DESIGN REVIEW APPROVAL DATE	DESIGN REVIEW BOARD LETTER AND STAMPED PLANS MUST BE RESUBMITTED WITH THIS APPLICATION
	APPLICATION ACCEPTED BY
	DATE
	PLANS CHECKED BY
	DATE
	APPROVED FOR ISSUANCE BY
	DATE

NOTICE: REAP BEFORE SIGNING

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, MECHANICAL (HEATING, VENTILATING OR AIR CONDITIONING).

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

 SIGNATURE OF CONTRACTOR / DATE

 SIGNATURE OF OWNER (IF OWNER BUILDER) / DATE

FEES			
OFFICE USE ONLY			
PERMIT	WATER TAP	STREET IMPROVEMENT	USE TAX
PLAN CHECK	SEWER TAP	FIRE PROTECTION	CHICKNO.
		EMERGENCY MEDICAL	PAYMENT DATE
CHECK NO.	TOTAL TAX	TOTAL IMPACT	
PAYMENT DATE	CHECK NO.	CHICKNO.	
	PAYMENT DATE	PAYMENT DATE	

SITE PLAN MUST BE INCLUDED WITH THIS APPLICATION
 For site plan preparation instructions refer to Eagle Site Plan Requirements
 WHITE - TOWN YELLOW - INSPECTOR PINK - APPLICANT

www.townofeagle.org
 P.O. BOX 609,200 BROADWAY
 EAGLE, CO 81631
 Phone: (970) 328-9655
 Fax: (970) 328-9656
 Inspection Line: (970) 328-9626

TOWN OF EAGLE
 BUILDING DEPARTMENT

BP# _____

INSPECTION REQUEST

DATE:	JOB NAME:
TIME RECEIVED:	CALLER:

BUILDING	COVER	PLUMBING	MECHANICAL	ELECTRICAL
<input type="checkbox"/> FOOTING	<input type="checkbox"/> INSULATION	<input type="checkbox"/> UNDERGROUND	<input type="checkbox"/> VENTILATION	<input type="checkbox"/> TEMPORARY
<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> SHEETROCK	<input type="checkbox"/> ROUGH	<input type="checkbox"/> HEATING	<input type="checkbox"/> ROUGH
<input type="checkbox"/> FRAMING	<input type="checkbox"/> VENEER/LATH	<input type="checkbox"/> FINAL	<input type="checkbox"/> ROUGH	<input type="checkbox"/> FINAL
<input type="checkbox"/> FINAL	<input type="checkbox"/> ROOF	<input type="checkbox"/> FINAL	<input type="checkbox"/> FINAL	<input type="checkbox"/> FINAL
<input type="checkbox"/> PARTIAL	<input type="checkbox"/> PARTIAL	<input type="checkbox"/> PARTIAL	<input type="checkbox"/> PARTIAL	<input type="checkbox"/> SMOKE DETECTOR <input type="checkbox"/> PARTIAL

OTHER: _____ ADDRESS: _____

----- P_A_R_T_I_A_L11

Ready for inspection: MONDAY TUESDAY, WEDNESDAY THURSDAY FRIDAY AM; PM

COMMENTS:

APPROVED DISAPPROVED REINSPECT

Upon the Following Corrections:



Save My Door

Door Details



Create a timeless Arts and Crafts look. The American Style Collection is inspired by the simple design and handcrafted details of Craftsman and Prairie home styling. It reflects the prized beauty of real Douglas Fir wood grain with all the benefits of fiberglass, thanks to [AccuGrain technology](#). And, with Classic-Craft, you get more. Every detail - from wider glass to heavier construction - creates a more premium entryway.

Divided Lite Options:

- SDLGBG Simulated Divided Lites with Grilles Between Glass
- SDL Simulated Divided Lites
- GBGC Grilles Between Glass with Contour Bars
- GBGF Grilles Between Glass with Flat Bars
- RG Removable Wood Grilles
- FXG Fixed Grilles

[More Divided Lite Details](#)

Chord Glass



Privacy Scale Rating *

Fiberglass Entry Door Systems: Classic-Craft American Style

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

Craftsman Lite 2 Panel Flush-Glazed 2 Lite Style IDs	Available Sizes	Available Options
CCA220XC-SDL	3'0" x 6'8"	Flush Glazed (1.)



Finish Option: Stainable Paintable

Available Accessories: Dentil Shelves



[Installation Instructions](#)

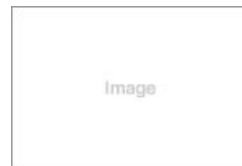


Where to buy
[Click to locate an authorized Therma-Tru dealer near you.](#)

Chord Features

A vertical flowing pattern reminiscent of waves on the water.

Grille:



Removable Wood Grilles



Simulated Divided Lites

[More Divided Lite Details](#)

ProBuild - Aspen



31.78 mi

38005 Hwy 82
Aspen, CO, 81611

- [Directions](#)
 - 970-925-4262
-



33.48 mi

Valley Lumber

55 Sunset Dr
Basalt, CO, 81621

- [Directions](#)
 - 970-927-3146
-



38.58 mi

Hutchinson Lumber

21950 Hwy 285
Fairplay, CO, 80440

- [Directions](#)
 - 719-836-0240
-



40.51 mi

ProBuild - Glenwood Springs

7150 Hwy 82
Glenwood Springs, CO, 81601

- [Directions](#)
 - 970-945-5464
-



40.51 mi

Harbert Lumber

7150 Highway 82
Glenwood Springs, CO, 81601

- [Directions](#)
 - 970-945-5464
-



43.97 mi

Lowe's of Glenwood Springs, CO #1905

215 West Meadows Drive
Glenwood Springs, CO, 81601

- [Directions](#)
 - 970-384-3940
 - Dealer Website
-

on 10/05/2017 at
Silverthorne
Lowe's

Silverthorne
Lowe's



Get 5% OFF* Every Day

Subject to credit approval. Exclusions apply. Cannot be combined with Special Financing.

[Get Details >](#)

Product Information

K Description

- Rolscreen® retractable screen pulls down for a refreshing breeze, or lifts up and glides out of sight for a clear view
- Oil-rubbed bronze handle inside and out for a distinctive look; includes integrated keyed deadbolt for added security
- Heavy duty 1-3/8-in frame with reinforced corners to keep door square with limited lifetime warranty
- Covered installation screws provide a clean, finished appearance
- Adjustable bottom sweep adjusts to uneven sills to seal out harsh weather
- Heavy duty weather stripping helps seal out harsh weather and drafts
- Dependable two closer system with One-Touch® feature allowing hands free operation; tap bottom button to hold door open and release by pushing slightly on door
- Pella's exclusive Express Install® provides a hassle-free installation in less than half the time of traditional installations
- Allows for right or left hinge mounting to fit opening size of 35-7/8-in to 36-3/8-in W and 80-in

to 81-in H

Specifications

Series Name	Montgomery	Actual Depth (Inches)	1.375
Manufacturer Color/Finish	Brown	Glass Style	Clear
Color/Finish Family	Brown	Door Type	Retractable screen
Hardware Finish	Oil-rubbed bronze	View Type	Full-view
Common Height (Inches)	81	Handle(s) Included	<input type="checkbox"/>
Common Width (Inches)	36	3-Point Locking System	<input type="checkbox"/>
Common Depth (Inches)	1.375	Warranty	Limited lifetime
Actual Height (Inches)	79.875	For Use with Mobile Homes	<input type="checkbox"/>
Actual Width (Inches)	35.75		

Need Help?

Call 1-800-445-6937

Products & Sales

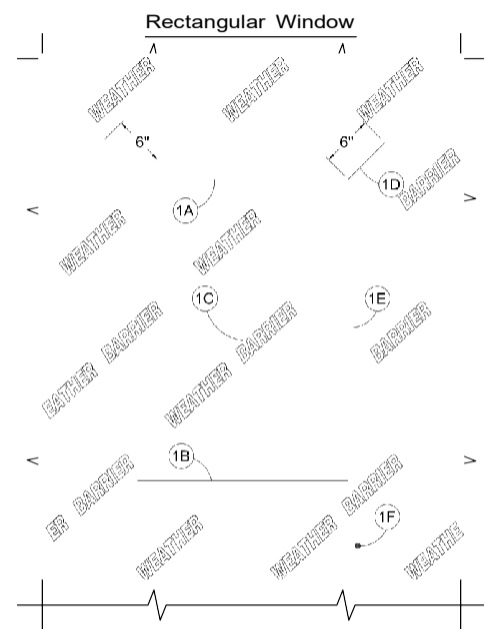
Call 1-877-GO-LOWES

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Fin Installation Sequence For Impervia Window Products

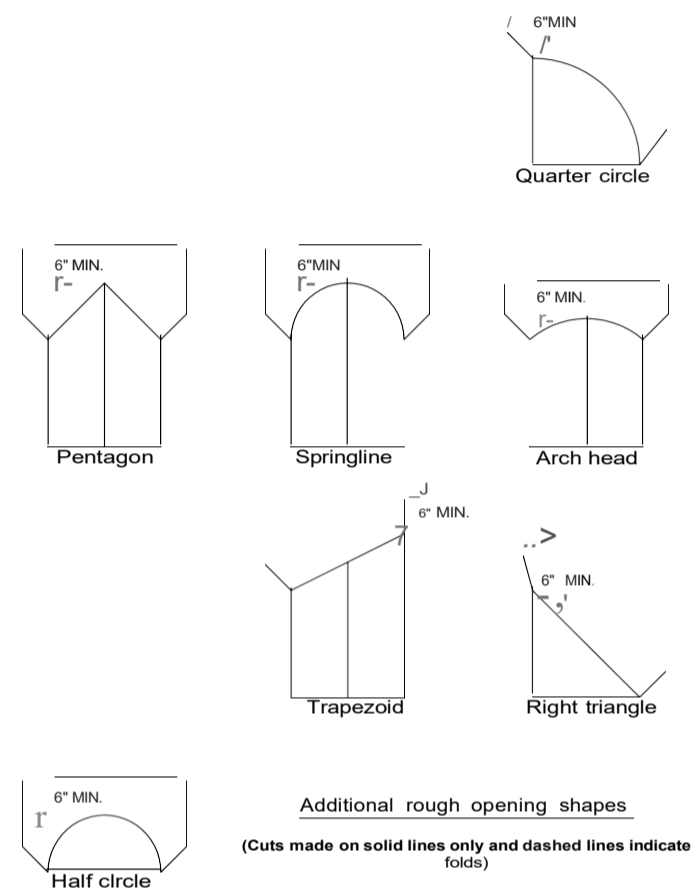
STEP 1

Weather resistive barrier cutting sequence



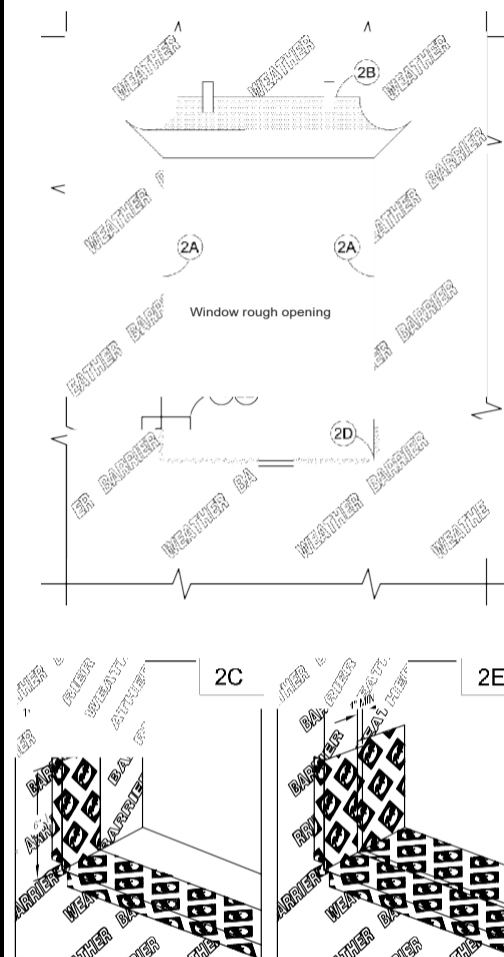
- 1A Cut horizontally across head at rough opening. For oval, circular and half circular rough openings, cut around entire perimeter of opening.
- 1B Cut horizontally across sill at rough opening.
- 1C Cut vertically from sill to head at center of rough opening.
- 1D Make a 60° cut up from each corner at a 45° angle to allow the weather barrier to be lapped over the fin at the head of the window.
- 1E Line indicates perimeter of window rough opening.
- 1F Weather resistive barrier applied over exterior sheathing.

Weather resistive barrier cutting sequence by shape



STEP 2

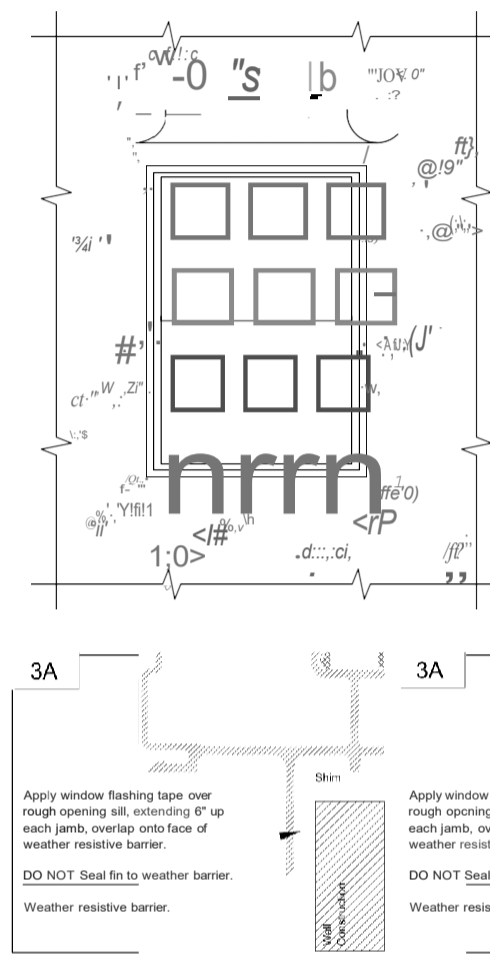
Application of window flashing tape at sill



- 2A Fold weather resistive barrier in at jambs and secure to wall construction.
- 2B Fold up weather resistive barrier and secure temporarily with tape.
- 2C After weather resistive barrier is secured, apply Pella Smartflash tape (or equal) at sill (see details 2C and 2E below). Cut 1st piece 12" longer than opening width. Apply at sill of opening allowing tape to overhang 1" to exterior and extending 6" up each side of opening.
- 2D Cut 1" wide tabs at each corner (6" from each side of corner). Fold window flashing tape to exterior and press firmly to adhere to weather resistive barrier.
- 2E Cut 2nd piece of window flashing tape (same length as first) and apply to rough opening sill, overlap 1st tape by at least 1" (see detail 2E). Do not allow tape #2 to extend beyond interior face of framing.

STEP 3

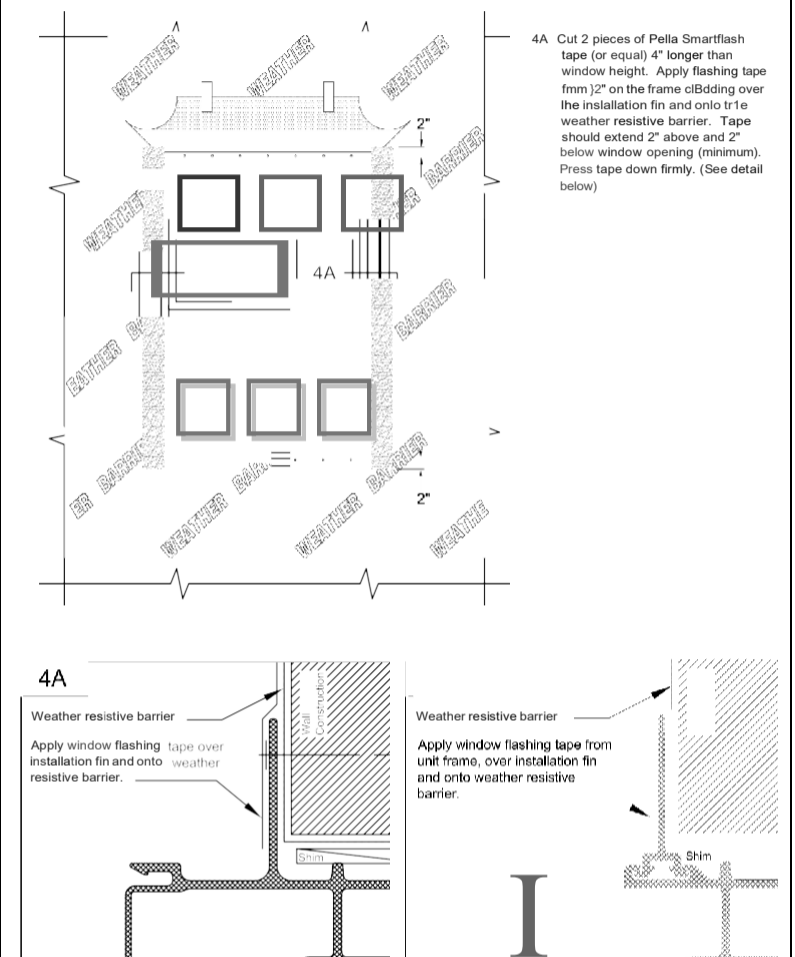
Place and fasten window in opening



- 3A **PRIOR TO SETTING WINDOW IN OPENING** Place 1"-wide shims on the sill from each side. Shims will also be required at points where windows are joined in multiple window applications. (See Note: Improper placement of shims may result in bowing the bottom of the windows.)
- 3B Insert the window from the exterior side into the opening. Allow clearance for shimming, and insert one rafter into the first hole from the corner on each end of the opening.
- 3C Check window for plumb and top nailing fin square. Place shims per window installation instructions. Check reveal and operation.
- 3F Fasten window to opening at each pre-punched hole in the installation fin as follows (based on substrate). Verify fastener material is compatible with aluminum fin and adjacent structure.

STEP 4

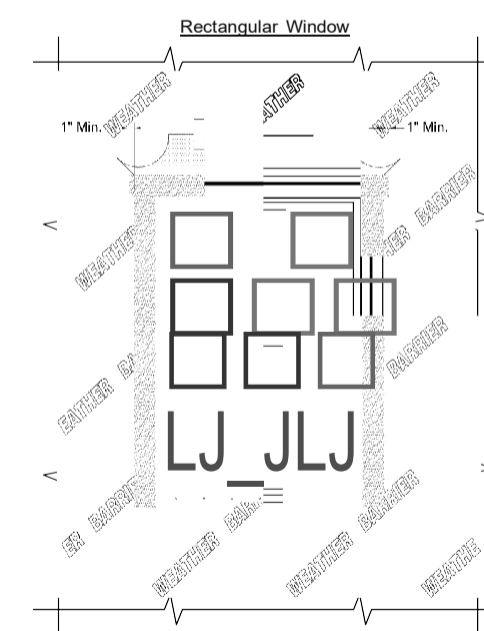
Apply window flashing tape at jambs



- 4A Cut 2 pieces of Pella Smartflash tape (or equal) 4" longer than window height. Apply flashing tape from the frame cladding over the installation fin and onto the weather resistive barrier. Tape should extend 2" above and 2" below window opening (minimum). Press tape down firmly. (See detail below)

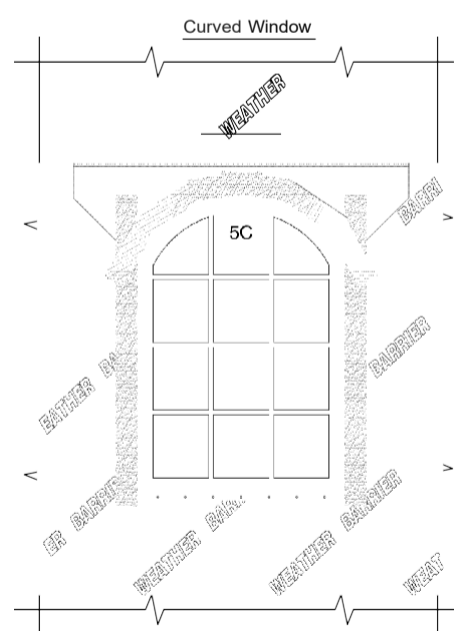
STEP 5

Apply window flashing tape at head



- 5A Cut one piece of Pella Smartflash tape (or equal) long enough to go across top of window and extend at least 1" past window flashing tape at jambs. Apply flashing tape from the frame cladding over installation fin and onto exterior sheathing. (See detail below)
- 5B Fold down weather resistive barrier over window flashing tape and over installation fin.
- 5C Head drip cap will be used with vertical mull combinations.

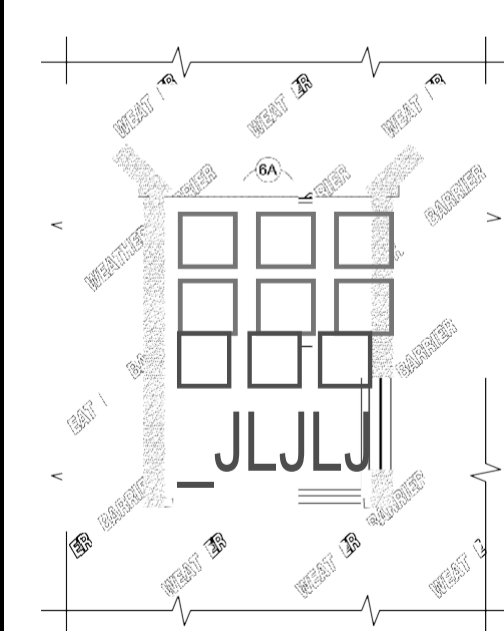
Apply window flashing tape at curve top head



- 5C Several pieces of flashing tape will be required to cover the top fin of curved units. Start taping from the sides of the window working toward the peak. The top tape must overlap the one beneath it.
- 5D Circle and oval windows starting from the bottom of the units, apply and position the tape from the frame cladding over the installation fin and onto the weather resistive barrier. Leave a 1" minimum gap in fin and flashing tape at bottom of window.

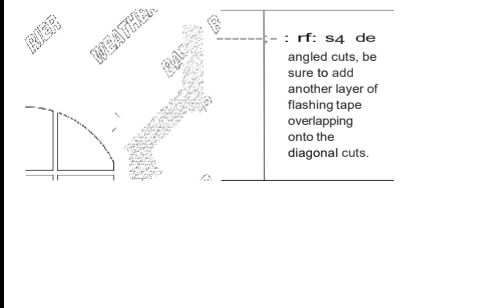
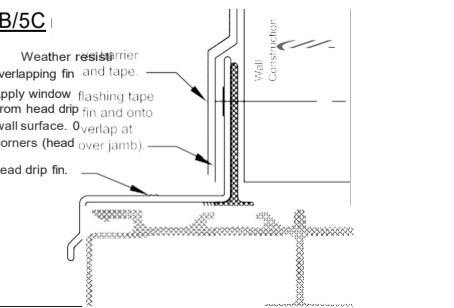
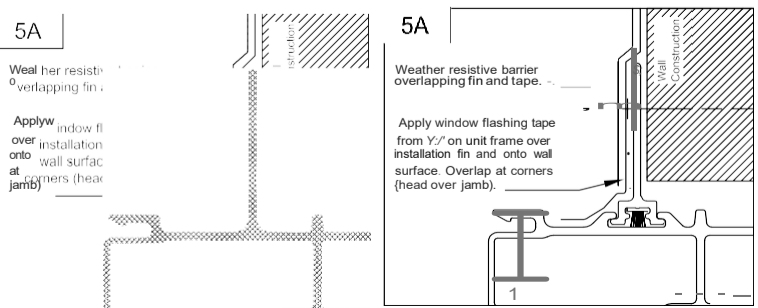
STEP 6

Apply window flashing tape at diagonal cuts



- 6A Fold down weather resistive barrier over window flashing tape and over installation fin. (See details 5A, 5B, or 5C below)
- 6B Cut 2 pieces of Pella Smartflash tape (or equal) at least 1" longer than the diagonal cuts in the weather resistive barrier. Apply tape covering entire diagonal cut at both upper corners of opening. Be sure to cover any exposed upper edge of flashing tape previously applied at top of opening.

Window Fasteners	
Substrate Type	Fastener Type
Wood	2" galvanized roofing nails
	#8 x 1 1/2" zinc k-lath sheet metal screw
Treated Wood	#8 x 1 3/4" stainless steel k-lath sheet metal screw
Steel Stud	#8 x 1 1/2" zinc self-drilling k-lath modified truss screw
Steel	#10 x 2" self-drilling screws





FULL FRAME REMOVAL WHEN PREPARING TO INSTALL A NEW NAIL FIN WINDOW

This method of Full Frame Removal involves removing the sash and entire frame of the existing window from the wall. The resulting opening is the original rough opening. The existing window nailing fins are usually nailed to the studs in frame construction with siding, brick veneer or other exterior material applied over the fin on the outside. The interior may have a drywall return from the wall to the window frame.

CAUTION: Many windows in older homes are painted with lead-based paint. Removal of old windows may disturb this paint. Proper precautions must be taken to minimize exposure to dust and debris. Consult state or local authorities and/or go to www.epa.gov/lead for more information.

TOOLS REQUIRED:

• Utility knife



• Phillips and Standard screwdrivers



• Pry bar



• Circular saw



• Hammer



• Putty knife



REMEMBER TO USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT.

EXISTING WOOD BRICKMOULD FRAME WINDOW

A. Score paint or varnish between the interior trim and the wall with a sharp utility knife.

NOTE: This will minimize the damage to the interior wall and trim.

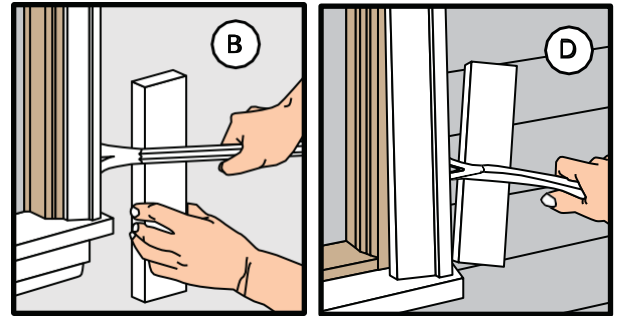
B. Remove the interior trim. Using a pry bar and block of wood, remove the interior trim from all four sides of the window including the stool at the bottom of the window. If the interior trim is being reused, pull the nails out through the back side of the board with nipper pliers.

C. Cut the exterior sealant line between the exterior brickmould or trim and the exterior siding or wall cladding.

D. Remove the exterior brickmould or flat trim using a pry bar and block of wood.

Caution: Some windows may come out of the opening as the exterior trim is removed.

E. Remove the window frame using a pry bar if necessary.



EXISTING NAIL FIN WINDOW REMOVAL

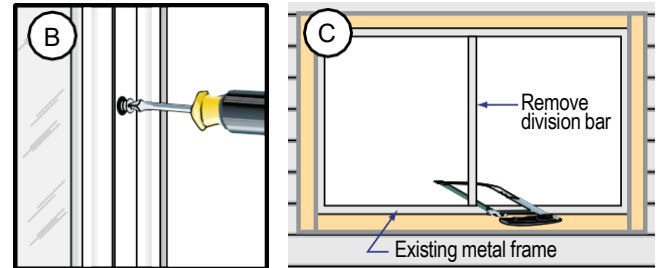
SASH REMOVAL

A. Remove the vent sash and screen from the old window.

B. Remove the fixed sash. In some cases, there are screws holding in the fixed sash. Remove the screws and take out the fixed sash.

NOTE: There may be a need to break the caulking free from around the fixed sash before it can be removed.

C. Remove the division bar by unscrewing the fasteners holding it to the frame. If the screws are not accessible, then use a hacksaw to cut the division bar off at the head and sill flush with the old window frame.

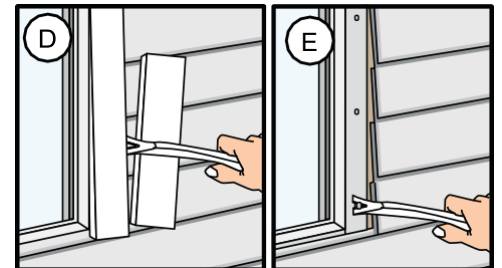


WINDOW WITH EXTERIOR TRIM

D. Remove the existing exterior trim (if applicable). Use a block of wood to protect the exterior wall material. Use a pry bar to remove the existing exterior trim.

E. Remove the nails or screws attaching the window nailing fin to the wall.

F. Remove the window from the opening.



WINDOW WITH NO EXTERIOR TRIM

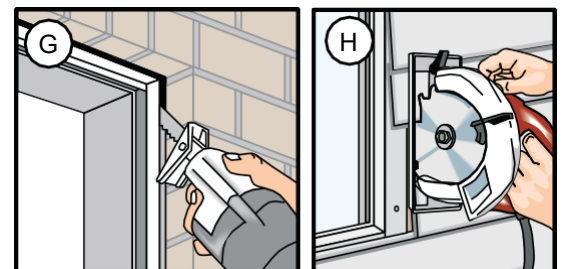
G. Use a reciprocating saw to cut through sealant line and the nailing fin.

OR

H. Remove siding or cut back the siding a minimum of 3" or far enough to expose the nailing fin. Remove the fasteners attaching the window to the wall.

NOTE: When cutting back the siding, set the saw blade depth 1/8" less than the thickness of the siding. Break the cut ends of the siding off after sawing. DO NOT cut through the existing building wrap.

I. Remove the window from the wall.









Consult with local providers and authorities to recycle or properly dispose of old window components.



PREPARING FOR NAIL FIN WINDOW INSTALLATION











YOU WILL NEED TO SUPPLY:

- Moisture resistant shims/spacers 
- Fasteners (see nail fin anchor instructions at the end of this booklet) 
- Closed cell foam backer rod/sealant backer 
- #10 x 2" Corrosion-resistant screws (See Anchor Table for use)
- Pella® SmartFlash™ foil backed butyl window and door flashing tape or equivalent 
- Low expansion, low pressure polyurethane insulating window and door foam sealant DO NOT use high pressure or latex foams. 
- Pella Window and Door Installation Sealant or equivalent high quality, multi-purpose sealant 

Other construction materials may be required.

Read and understand the instructions and inspect the wall conditions before you begin.

TOOLS REQUIRED:

- Tape measure 
- Level 
- Square 
- Hammer 
- Stapler 
- Scissors or utility knife 
- Small flat blade screwdriver 
- Sealant Gun 
- Screw Gun with a Phillips Driver bit 
- 1/8" Allen wrench 

INSTALLATION WILL REQUIRE (2) OR MORE PERSONS FOR SAFETY REASONS.

Store windows in upright position, out of direct sunlight.

ROUGH OPENING VERIFICATION

A. Confirm the opening is plumb and level.

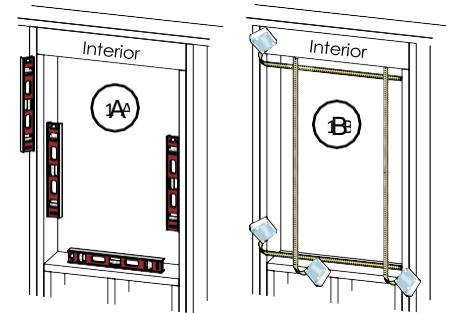
NOTE: It is critical the bottom is level and it does not slope to the interior.

B. Remove dirt, oil or debris from the opening and surrounding wall surfaces.

C. Confirm the window will fit the opening. Measure all four sides of the opening to make sure it is 1/2" to 3/4" larger than the window in both width and height. On larger openings measure the width and height in several places to ensure the header or studs are not bowed.

NOTE: 1-1/2" or more of solid wood blocking is required around the perimeter of the opening.

Fix any problems with the rough opening before proceeding.



PREPARE THE WINDOW FOR INSTALLATION

A. Remove plastic wrap and cardboard packaging from window. DO NOT cut checkrail bands (if present) or remove plastic or foam shipping spacers located between the window sash and frame. DO NOT open the window until it is securely fastened.

B. Inspect the product for any damage such as cracks, dents or scratches. DO NOT install damaged windows.

C. Remove screens and hardware (if necessary). Label them and set them aside in a protected area.

Windows with Half Screens: From the exterior, pull one side of the screen near the shipping clips until the clips disengage from the frame. Rotate the shipping clips toward the exterior of the screen until they snap free from the screen.

Half screens of some vinyl windows can be removed from the interior.

D. Fold out installation fin to 90° (units with fold up fin only).

Be careful not to remove or tear the fin corners.

NOTE: If the fin is not at 90°, the window will not line up correctly on the interior.

E. Curved Units with Fins: Install clips on wood windows with non-structural flex fins or pre-drill holes on wood windows with rigid curved fin. See nail fin anchor instructions at the end of this booklet.

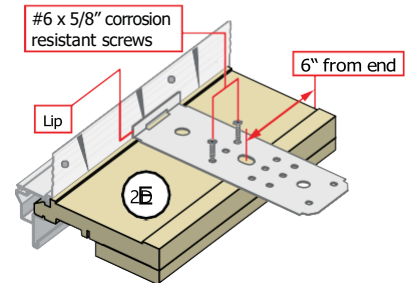
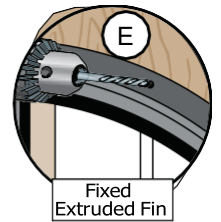
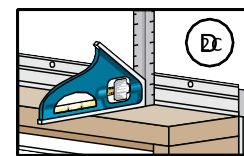
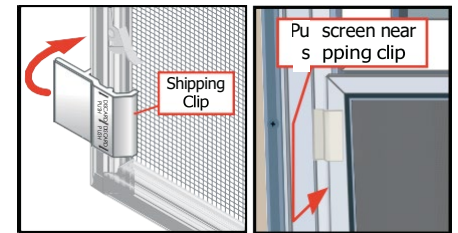
Curved Units with Flexible Fins: Install Clips or pre-drill holes for frame screws Curved units with Rigid Fins: pre-drill holes through fin.

Units with wide EnduraClad Exterior trim and narrow fins with NO pre-punched holes: Install clips or pre-drill holes for frame screws.

See nail fin anchor instruction at the end of this booklet.

Additional preparation may be required for performance upgrade, impact resistant products or to comply with local building code requirements.

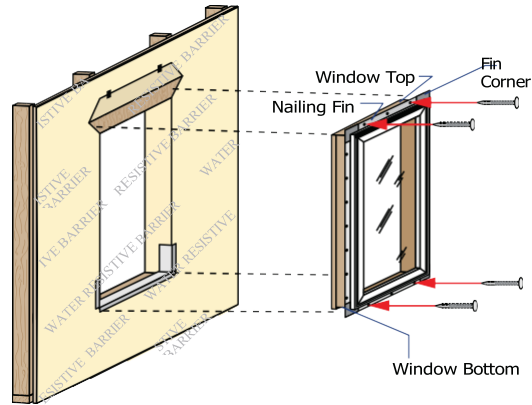
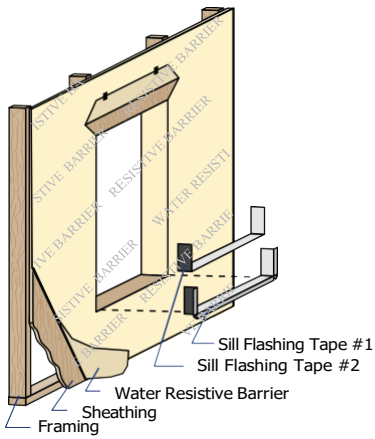
F. Read the entire instruction before proceeding.



These instructions were developed and tested for use with wall systems designed to manage water. **These instructions are not to be used with any other construction methods or window frame types.** Installation instructions for use with other construction methods or frame types may be obtained from Pella Corporation, your local Pella® retailer or www.installpella.com. Building designs, construction methods, building materials, and site conditions unique to your project may require an installation method different from these instructions and/or additional care. Determining the appropriate installation method is the responsibility of you, your architect, or construction professional.



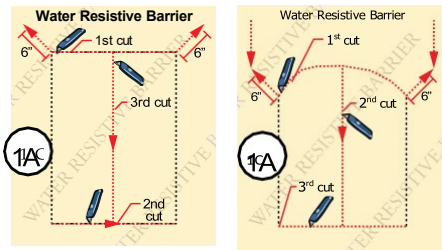
Always read the Limited Warranty before purchasing or installing Pella® products. By installing this product, you are acknowledging that this Limited Warranty is part of the terms of the sale. Failure to comply with all Pella installation and maintenance instructions may void your Pella product warranty. See Limited Warranty for complete details at www.pella.com/warranty.



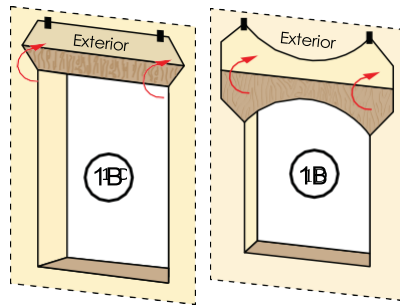
1 PREPARE THE OPENING

Refer to the nail fin installation preparation section at the beginning of this booklet.

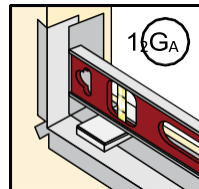
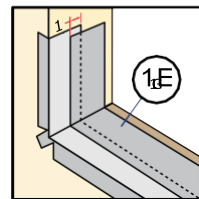
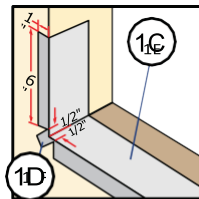
- A. **Cut the building wrap.**
Refer to the diagram for other window shapes on the next page.



- B. **Fold the building wrap in at the jambs and staple it in place.** Fold the top flap up and temporarily fasten with flashing tape.



- C. **Cut 2 pieces of flashing tape 12" longer than opening width.**
D. **Apply sill flashing tape #1** at the sill extending 1" to the exterior and 6" up each jamb.
E. **Cut 1" wide tabs at each corner** by tearing the foil 1/2" each way from corner.
F. **Apply sill flashing tape #2** overlapping tape #1 by 1" minimum.



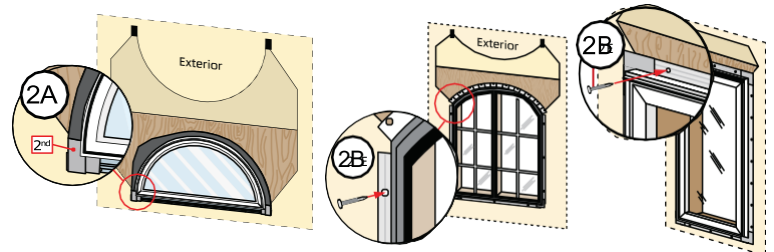
- G. **Install and level sill shims.** Place 1" wide x 1/4" to 3/8" thick shims 1/2" from each side. Keep shims back 1/2" from interior face of window. Place additional shims under each mullion and sliding window interlocker.

For vinyl windows, add shims so maximum spacing is 18".

- H. **Attach shims to prevent movement** after they are level.
NOTE: Improper placement of shims may result in bowing the bottom of the window.

2 SETTING AND FASTENING THE WINDOW

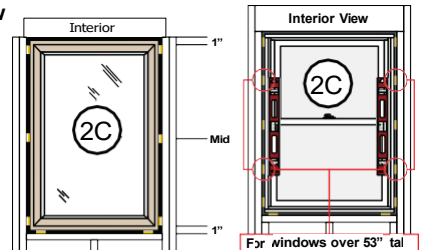
- A. **Insert the window into the opening on the sill spacers.** Center the window between jambs.



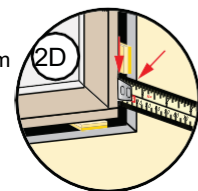
- B. **Drive two fasteners, one near each end of the top nailing fin.** (See nail fin anchor instructions at the end of this booklet)

- C. **Plumb and square the window** using shims at the locations shown. Adjust shims to plumb and square the window. Keep shims 1/2" short of window frame depth.

NOTE: DO NOT shim above the window. Additional shims are required at screw locations for large units and combinations. See the nail fin anchor instructions at the end of this booklet.



- D. **Check the window placement by measuring** from the interior surface of the window frame or jamb extension to the interior surface of the wall for consistency. If the dimensions are not equal, confirm the fins are folded fully to 90° (if applicable).



- E. **Drive two fasteners, one near each end of the sill nailing fin.**
F. **Check window operation.**

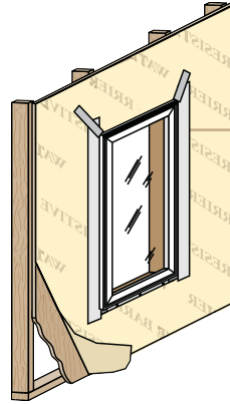
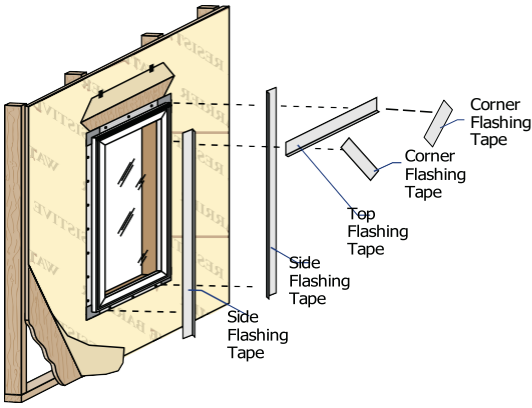
Vent awning and casement: See lock lever and crank handle instructions at the end of this instruction. Lift the lock lever and turn the crank handle to open the window. Remove the shipping spacers. Open and close the window to test for proper operation.

Double Hung: Cut the checkrail bands (if applicable) and remove shipping spacers. Open, close and tilt the sashes to test for proper operation. Check for equal sash to frame reveal from top to bottom.

NOTE: Adjust shims to correct any issues with plumb, square, operation or reveal.

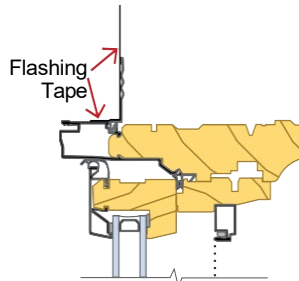
- G. **Close and lock the window.**

- H. **Finish driving fasteners** into the nailing fin. Refer to the nail fin anchor instructions at the end of this booklet.



3 INTEGRATING WITH THE BUILDING WRAP

NOTE: Apply flashing tape 1/2" onto frame cladding with fold-up or side-in fins. Pre-fold flashing tape at 1/2" to assist with application. For siding less than 1/2" thick, adjust the placement of the tape to allow the exterior sealant to cover the tape edge.

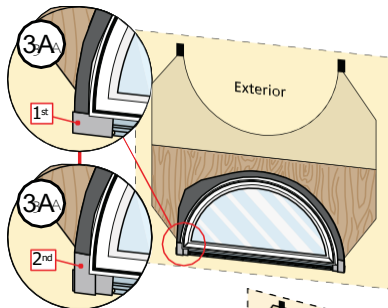


Curved and angle top units without pre-applied fin corners:

A. Cut four 1-1/2" long pieces of flashing tape.

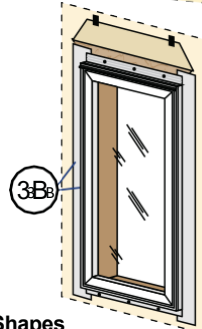
Apply one to each end of sill fin to extend it 1-1/2" past each jamb.

Apply one to the bottom end of each jamb fin beginning 1-1/2" from the end of the fin and lapping over the first piece of flashing tape.

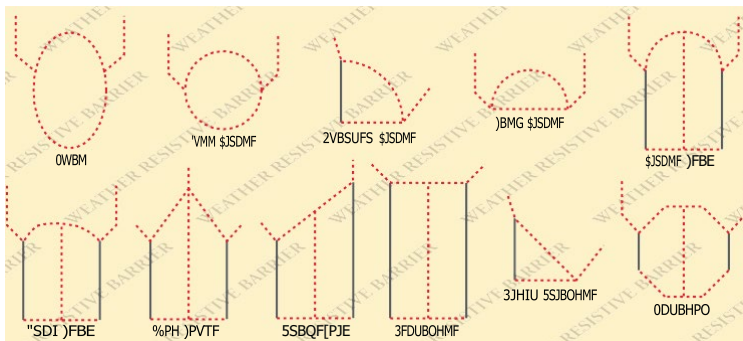


B. Apply straight side flashing tape. Cut two pieces of flashing tape 4" taller than straight sides. Apply tape over the fin and onto weather resistive barrier. Extend tape 2" above and below straight sides.

Angle top Units: On the short side, do not allow the side tape to extend higher than what the top tape will cover.

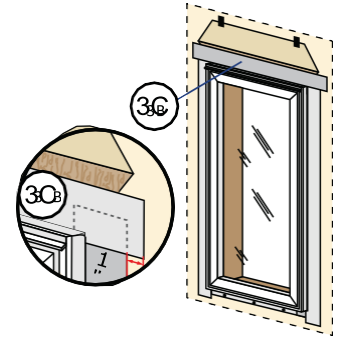


Building Wrap Cutting Patterns for Window Shapes

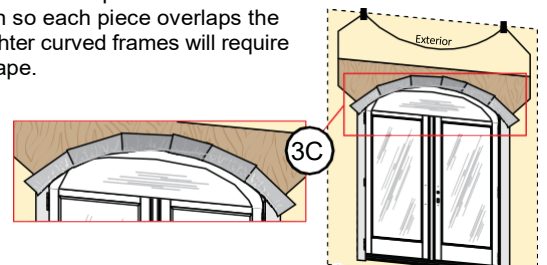


C. Apply top flashing tape.

Rectangular Units: Cut one piece of flashing tape to extend 1" past both side flashing tapes.



Curved Top Units: Using several short pieces, start taping from the sides of the window working towards the peak. Cut each piece short enough so each piece overlaps the previous piece. Tighter curved frames will require shorter pieces of tape.

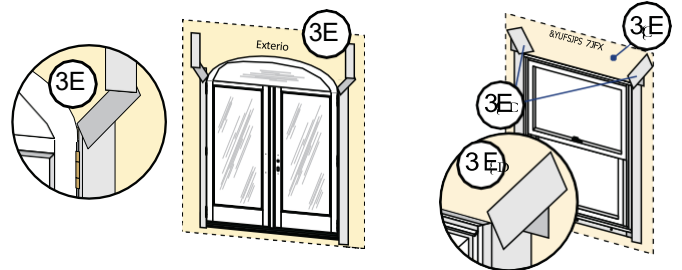


NOTE: DO NOT TAPE OVER BOTTOM NAILING FIN.

D. Fold down top flap of weather resistive barrier.

E. Apply flashing tape to top diagonal cuts. Cut pieces of flashing tape at least 1" longer than each diagonal cut. Lap tape 1" past end of cut onto weather barrier. Overlap multiple pieces of tape by 1" when necessary.

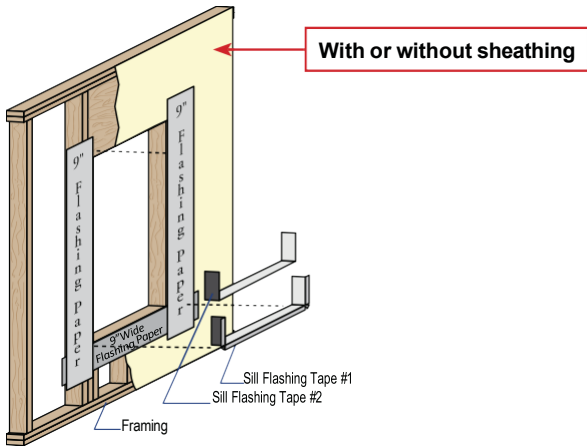
NOTE: PRESS ALL FLASHING TAPE DOWN FIRMLY.



F. Install interior sealant. Refer to the interior sealant instructions at the end of this booklet.

G. Install head flashing, properly incorporating it with the siding and building wrap according to applicable code requirements.

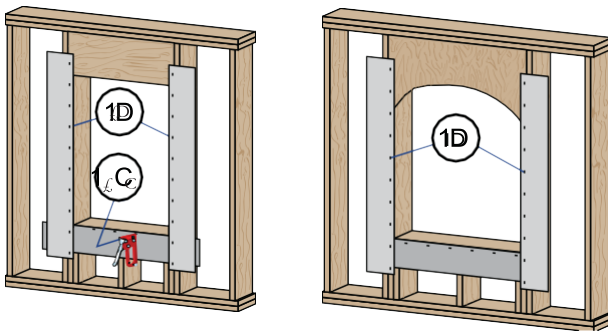
H. Install exterior sealant. (After wall cladding is installed) Refer to the exterior sealant instructions at the end of this booklet.



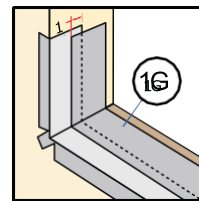
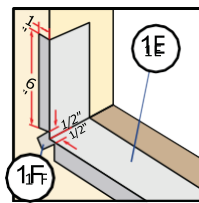
1 PREPARE THE OPENING

Refer to the nail fin installation preparation section at the beginning of this booklet.

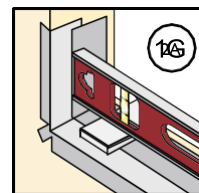
- A. **Apply flashing paper at the bottom.** Cut one piece of 9" minimum width flashing paper 18" longer than the width of the opening. Staple it flush with the top of the sill plate.
- B. **Apply flashing paper to the sides.** Cut 2 pieces of 9" minimum width flashing paper 18" longer than the longest straight side of the opening. Center the flashing paper with the opening height and staple one piece flush with the inside edge on both sides.



- C. **Cut 2 pieces of flashing tape 12" longer than opening width.**
 - D. **Apply sill flashing tape #1** at the sill extending 1" to the exterior and 6" up each jamb.
 - E. **Cut 1" wide tabs at each corner** by tearing the foil 1/2" each way from corner.
 - F. **Apply sill flashing tape #2** overlapping tape #1 by 1" minimum.
- NOTE: Press all tape down firmly.**



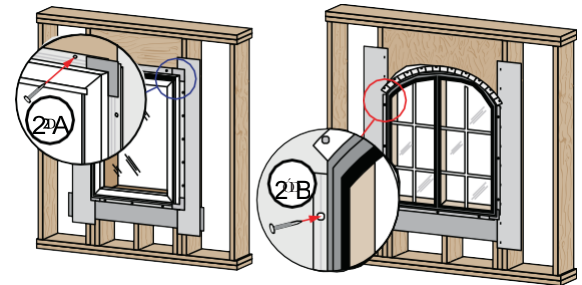
- G. **Install and level sill shims.** Place 1" wide x 1/4" to 3/8" thick shims 1/2" from each side. Place additional shims under each mullion and sliding window interlocker. For vinyl windows, add shims so maximum spacing is 18".
- H. **Attach shims to prevent movement** after they are level.



NOTE: Improper placement of shims may result in bowing the bottom of the window.

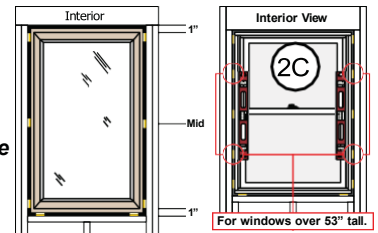
2 SETTING AND FASTENING THE WINDOW

- A. **Insert the window into the opening** on the sill spacers. Center the window between jambs.
- B. **Drive two fasteners**, one near each end of the top nailing fin. (See nail fin anchor instructions at the end of this booklet).

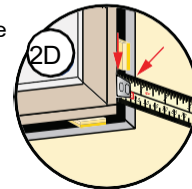


- C. **Plumb and square the window** using shims at the locations shown. Adjust shims to plumb and square the window. Keep shims 1/2" short of window frame depth.

NOTE: DO NOT shim above the window. Additional shims are required at screw locations for large units and combinations. See the nail fin anchor instructions at the end of this booklet.



- D. **Check the window placement** by measuring from the interior surface of the window frame or jamb extension to the interior surface of the wall for consistency. If the dimensions are not equal, confirm the fins are folded fully to 90° (if applicable).
- E. **Drive two fasteners**, one near each end of the sill nailing fin.



- F. **Check window operation.**

Vent awning and casement:

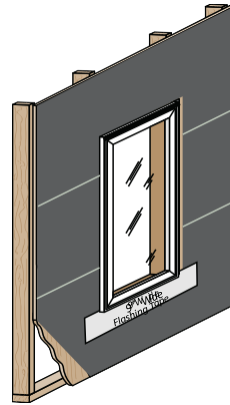
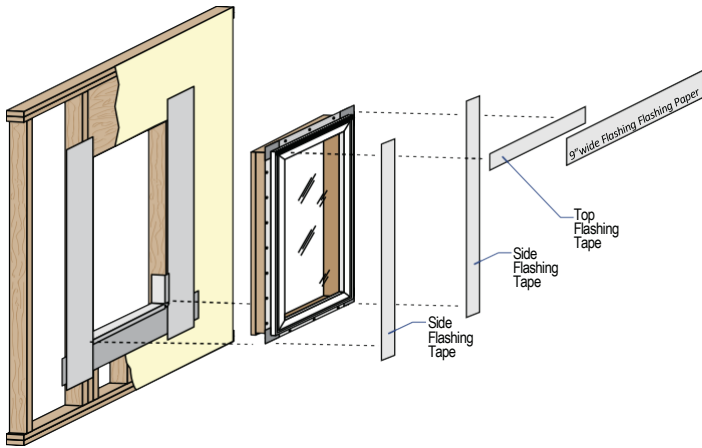
See lock lever and crank handle instructions at the end of this instruction. Lift the lock lever and turn the crank handle to open the window. Remove the shipping spacers. Open and close the window to test for proper operation.

Double Hung: Cut the checkrail bands (if applicable) and remove shipping spacers. Open, close and tilt the sashes to test for proper operation. Check for equal sash to frame reveal from top to bottom.

NOTE: Adjust shims to correct any issues with plumb, square, operation or reveal.

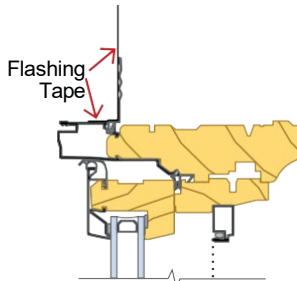
- G. **Close and lock the window.**

- H. **Finish driving fasteners into the nailing fin.** Refer to the nail fin anchor instructions at the end of this booklet.



3 INTEGRATING WITH THE FLASHING PAPER

NOTE: Apply flashing tape 1/2" onto frame cladding with fold-up or slide-in fins. Pre-fold flashing tape at 1/2" to assist with application. For siding less than 1/2" thick, adjust the placement of the tape to allow the exterior sealant to cover the tape edge.

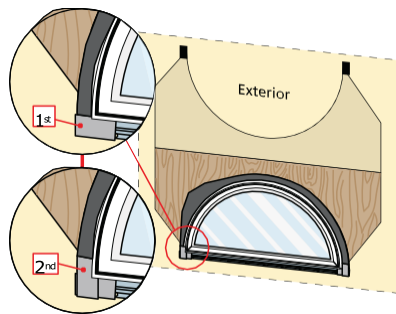


Curved and angle top units without pre-applied fin corners:

A. Cut four 1-1/2" long pieces of flashing tape.

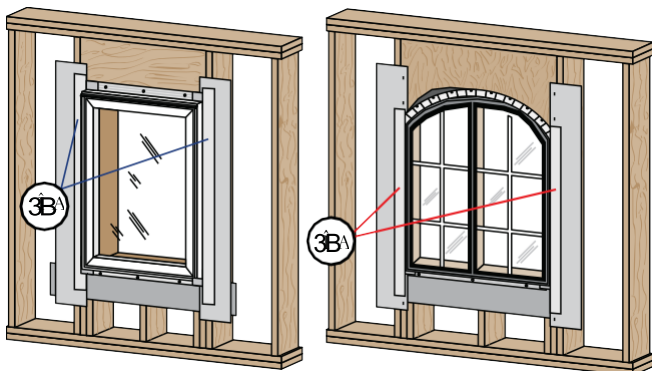
Apply one to each end of sill fin to extend it 1-1/2" past each jamb.

Apply one to the bottom end of each jamb fin beginning 1-1/2" from the end of the fin and lapping over the first piece of flashing tape.



B. Apply straight side flashing tape. Cut two pieces of flashing tape 4" taller than straight sides. Apply tape over the fin and onto the flashing paper. Extend tape 2" above and below straight sides.

Angle top Units: On the short side, do not allow the side tape to extend higher than what the top tape will cover.

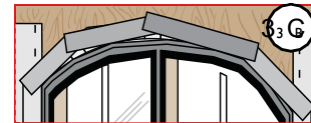
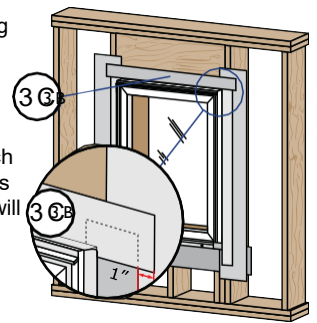


C. Apply top flashing tape.

Rectangular Units: Cut one piece of flashing tape to extend 1" past both side flashing tapes.

Curved Top Units: Using several short pieces, start taping from the sides of the window working towards the peak. Cut each piece short enough so each piece overlaps the previous piece. Tighter curved frames will require shorter pieces of tape.

NOTE: PRESS ALL FLASHING TAPE DOWN FIRMLY.



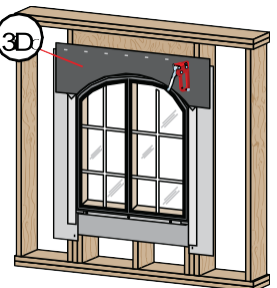
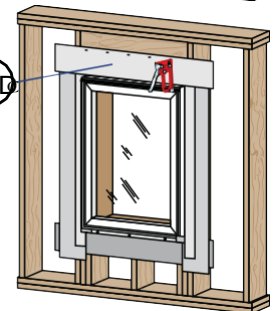
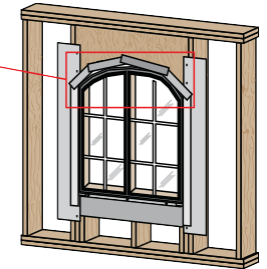
NOTE: DO NOT TAPE OVER BOTTOM NAILING FIN.

D. Apply top flashing paper.

Rectangular windows: Cut one piece of 9" minimum width flashing paper 21" longer than the window width. Center it above the window and flush with the top. Staple it to the header.

Shaped windows: Cut one piece of flashing paper long enough to overlap the side flashing paper by 2" on each side. Cut the bottom of the paper to match the shape of the window (curved only). Center it above the window and flush with the top. Staple it to the header. Ensure the top of the side flashing paper is completely covered by the top flashing paper on each side. Apply multiple pieces of top flashing paper if necessary, overlapping them 6" in watershed fashion.

NOTE: When apply building paper to the wall, ensure the sill flashing paper overlaps the building paper to create a watershed effect.



E. Install interior sealant. Refer to the interior sealant instructions at the end of this booklet.

F. Install head flashing, properly incorporating it with the siding and building wrap according to applicable code requirements.

G. Install exterior sealant. (After wall cladding is installed) Refer to the exterior sealant instructions at the end of this booklet.

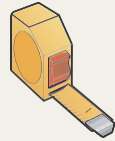


NOTE TO THE INSTALLER:

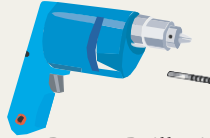
This Owner's Guide and Installation Manual is the property of the homeowner. Please leave it with the homeowner upon completion of the installation.



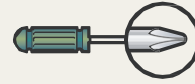
Recommended Tools



Tape Measure



Power Drill with
1/8", 3/32", 3/8" drill bits
(7/8" spade bit included)



Phillips Screwdriver #2

For safety reasons, the assistance of a second person is recommended when handling the door.

Read the legend below in order to easily follow along and install your storm door. For reference, the storm door assembly is illustrated on page 2.

Legend

1 • 2 • 3 ... Follow the steps in order



Steps in **BLUE** apply to **LEFT HINGE** configurations.
(Hinge side will be determined in a later step.)



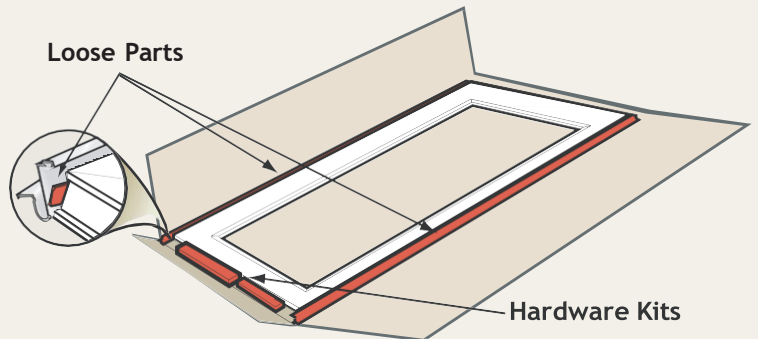
Steps in **GREEN** apply to **RIGHT HINGE** configurations.
(Hinge side will be determined in a later step.)

To order replacement parts, call
1-800-374-4758

or visit us at
www.pella.com

Please have your registration number ready when you contact us either by telephone or on the internet.

Lay door flat. Make sure ALL parts are accounted for before discarding carton.

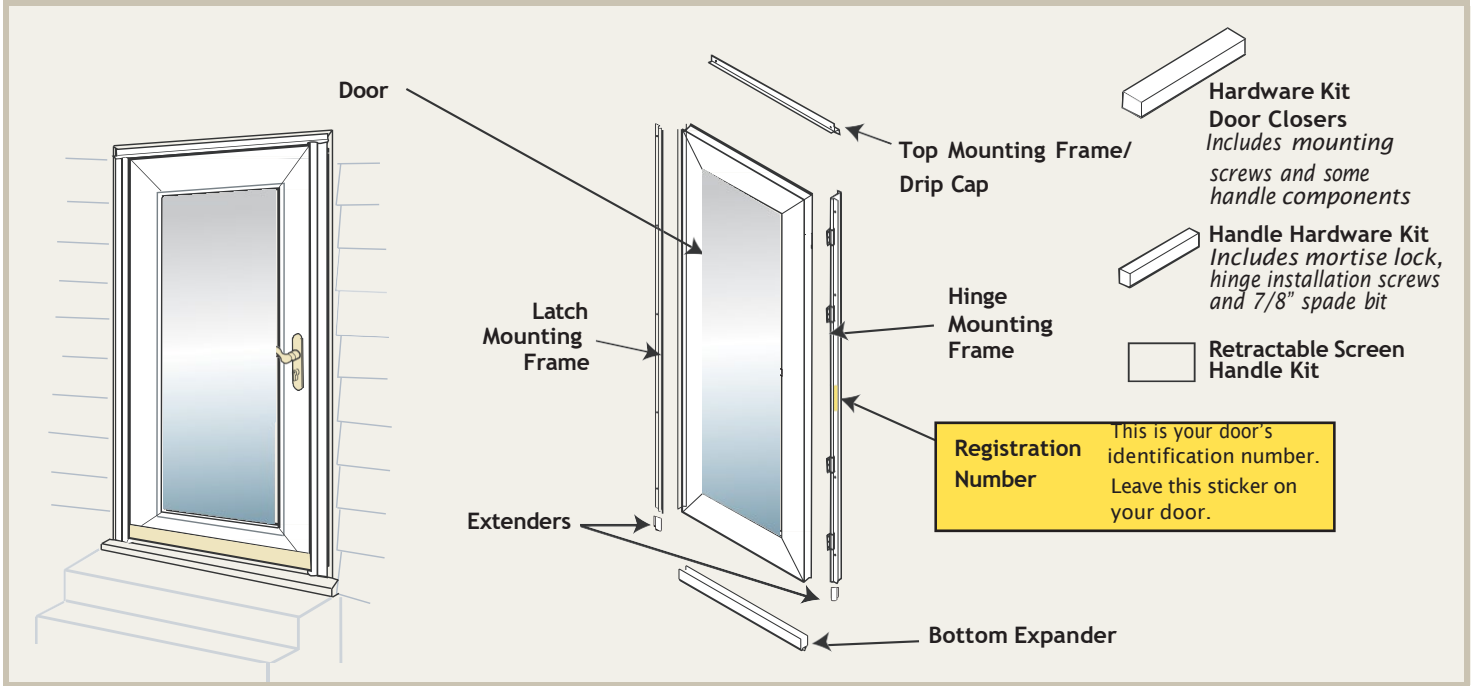


The carton material is recyclable

TROUBLESHOOTING GUIDE is located on page 12 of this manual.

Storm Door Components

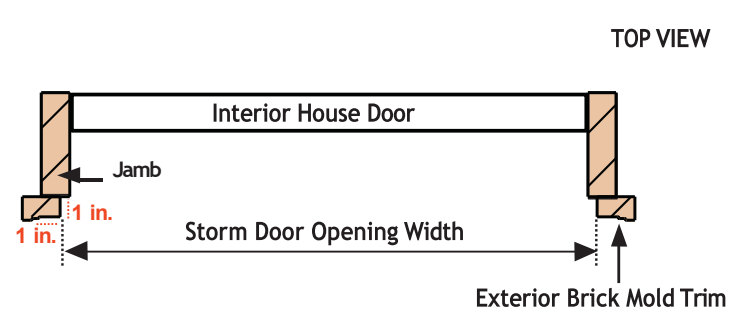
NOTE: Actual door styles may vary from illustrations, however, the installation steps will be the same.



Before you begin

Make sure brickmold trim is in good condition and securely fastened before beginning installation. It is highly recommended that additional fasteners be used to reinforce brickmold trim.

Shimming may be required to fit existing opening (shims not included). Measure the width of the opening in three locations. Using the smallest measurement, refer to the chart below and shim as needed.



1 in. wide x 1 in. deep mounting surface is required.

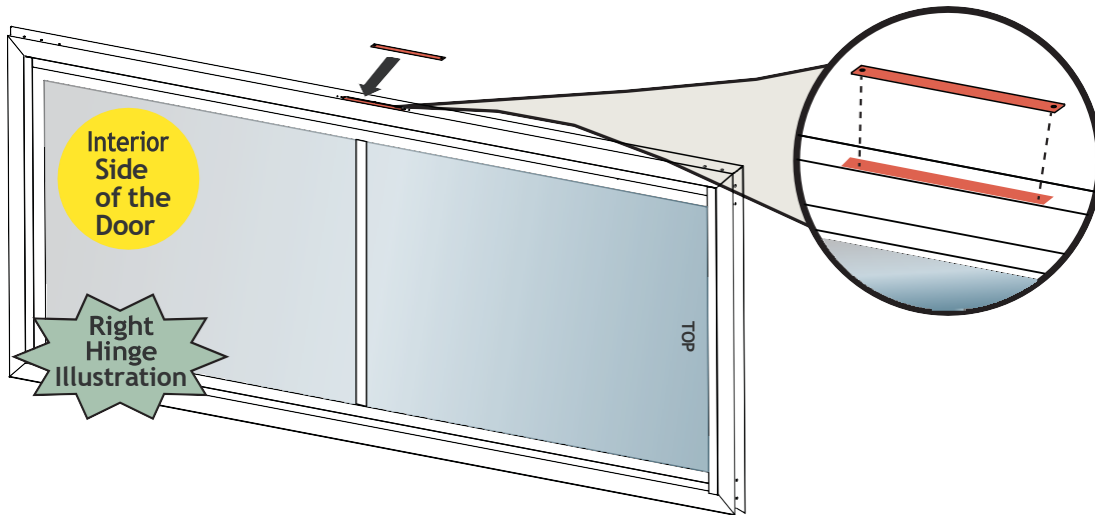
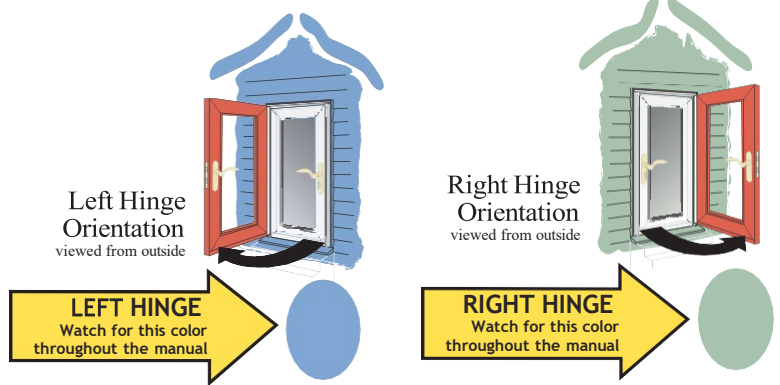
Standard Door Sizes	Min-Max Doorway Width	Min-Max Doorway Height
32 in x 81 in	31-7/8 to 32-3/8 in	80 to 81 in
36 in x 81 in	35-7/8 to 36-3/8 in	
30 in x 81 in	29-7/8 to 30-3/8 in	
34 in x 81 in	33-7/8 to 34-3/8 in	



1

Determine the side you want your door to hinge.

On the HINGE SIDE, remove hardware drilling template sticker (keep the template on the latch side). Position edge cover over mortise hole on hinge side of door.



2

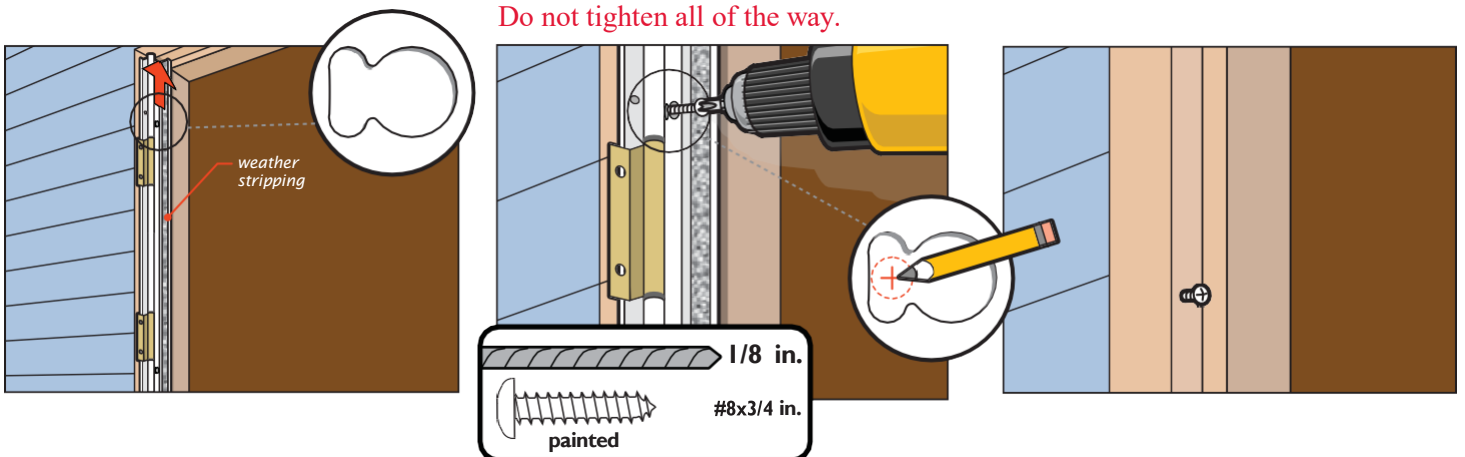
Set Placeholder Screw for Hinge Rail (Left Hinge shown)

2A Place the hinge rail tight against the left side of door frame and slide to top.

2B Use FIRST hole from top only. Mark hole with pencil, remove hinge rail, pre drill and attach placeholder screw as shown.

2C Leave 1/16" to 1/8" of screw exposed.

Do not tighten all of the way.



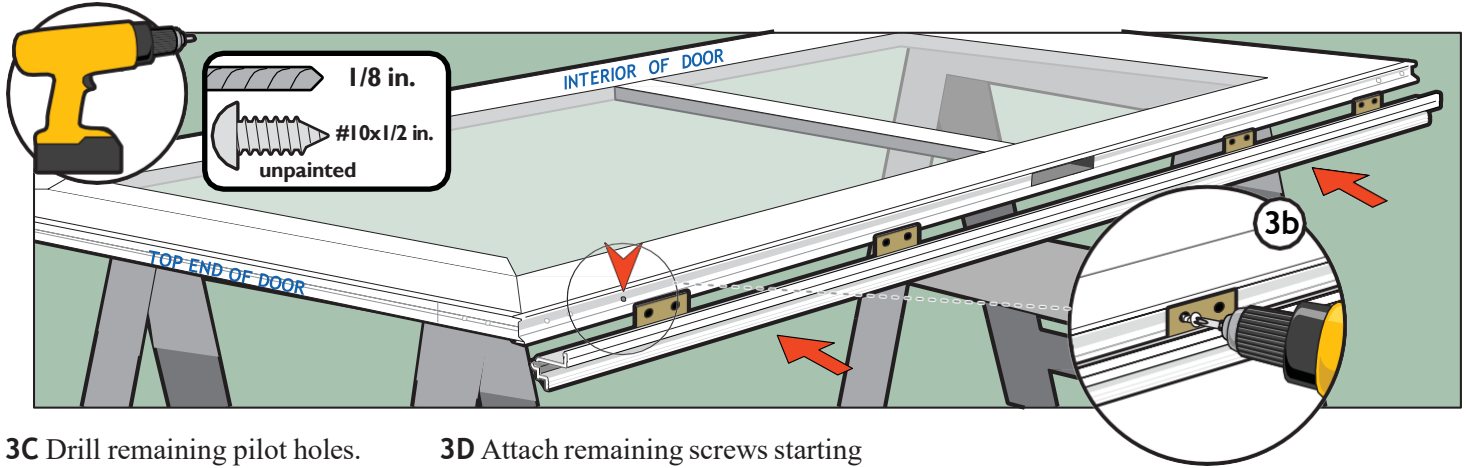
3 Attach Hinge Rail to Storm Door (Right Hinge shown)

3A Place interior side face up.

3B Locate hinge locator mark near top end of door, and place hinge rail as shown. ▼

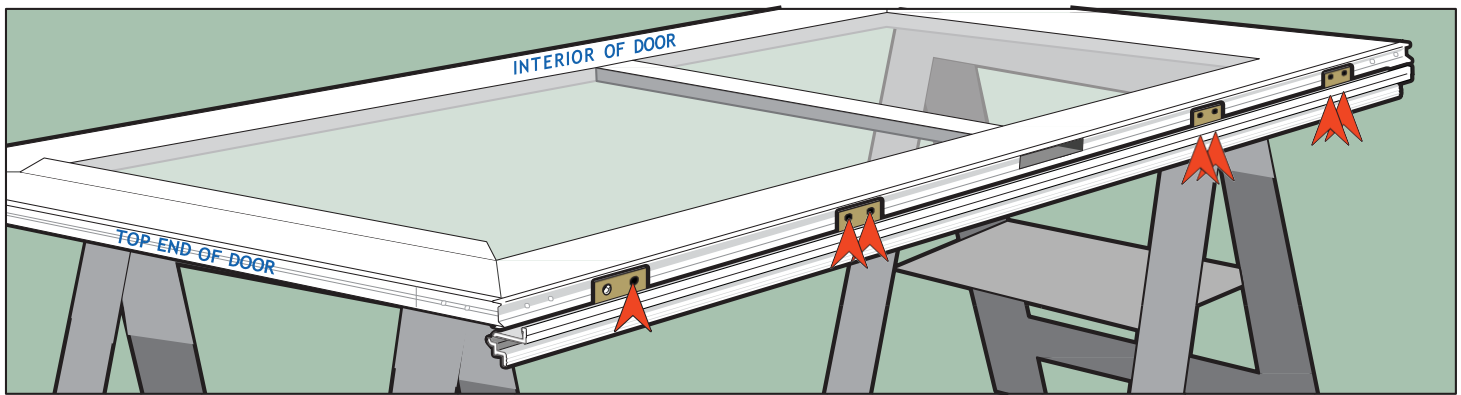
Note: The hinge rail will overlap the top of the door by 3/16".

Drill 1/8" pilot hole. Attach #10 x 1/2" hinge screw into pilot hole.

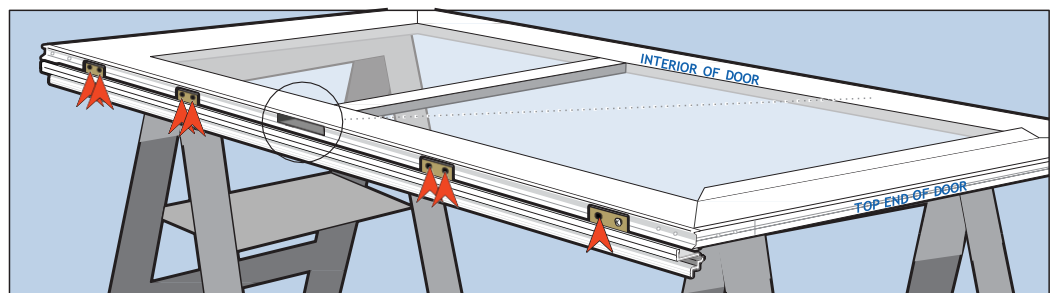
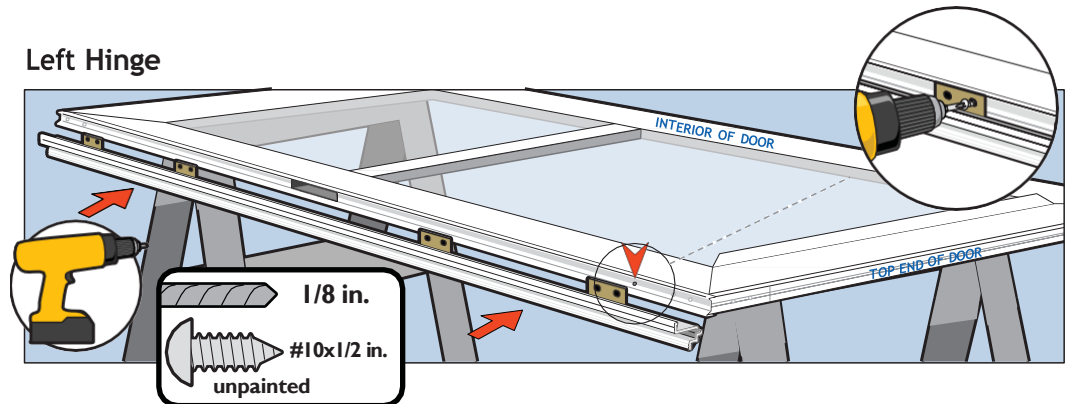


3C Drill remaining pilot holes.

3D Attach remaining screws starting from the bottom. ▼

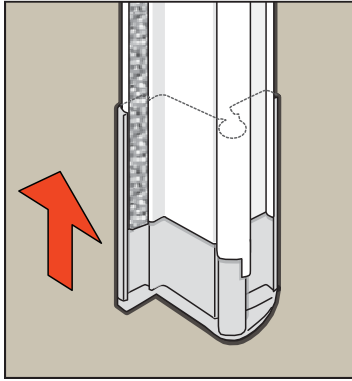


Left Hinge

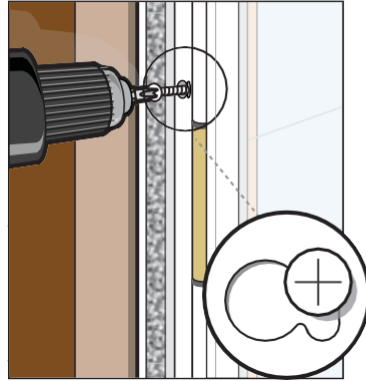


4 Attach Storm Door to Door Frame (Right Hinge shown)

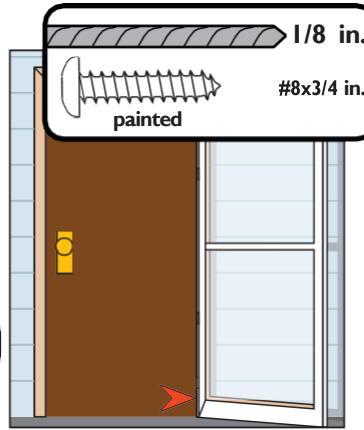
4A Slide rail extender into the bottom of the hinge rail.



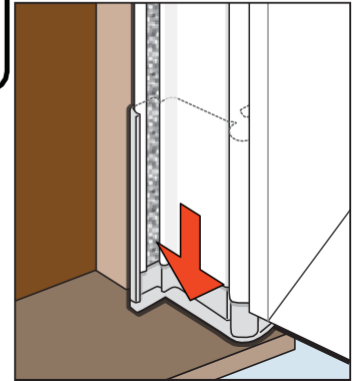
4B Hang storm door onto door frame using the placeholder screw. *The door will settle approximately 1/16".* Tighten screw while pushing top of hinge rail tight against the door frame.



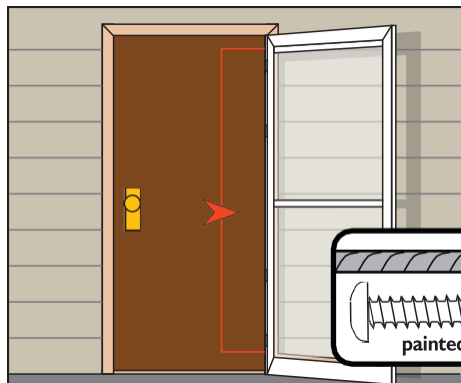
4C Pre-drill hole on bottom inner side of hinge rail and install screw to secure door opening. Do not overtighten.



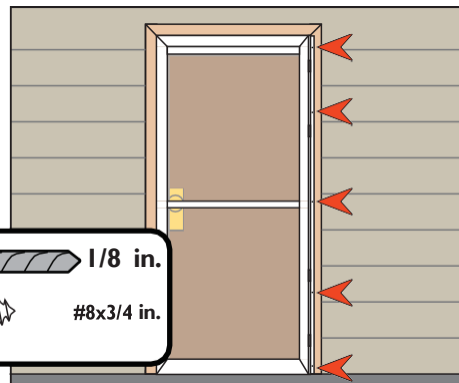
4D Slide rail extender to sill. Loosen hinge rail screw as needed.



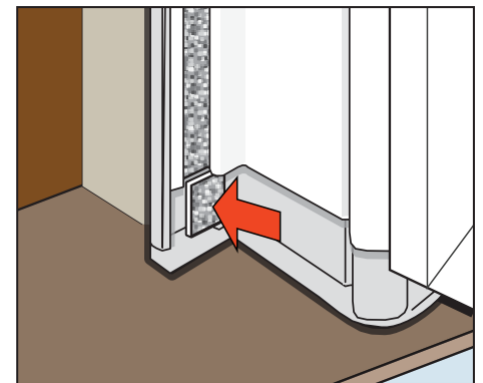
4E Pre-drill holes and place screws on the inner side of hinge rail in all 8 locations. *Do not over tighten screws.*



4F Push door tight against door frame, then pre drill holes and install screws on the outer side of hinge rail. *Do not over tighten screws.*

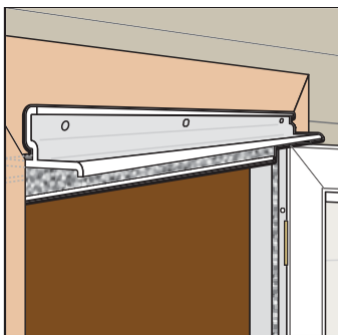


4G Cut extender weatherstripping to length, peel adhesive backing and install.

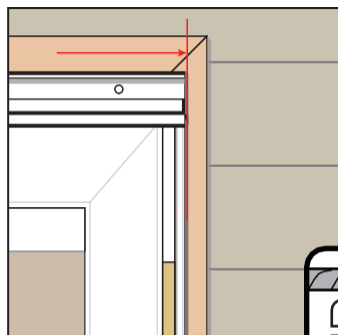


5 Install the Drip Cap

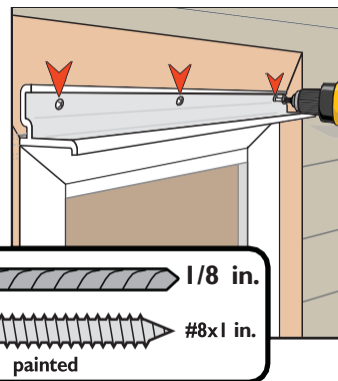
4A Place the drip cap on the door frame above the storm door.



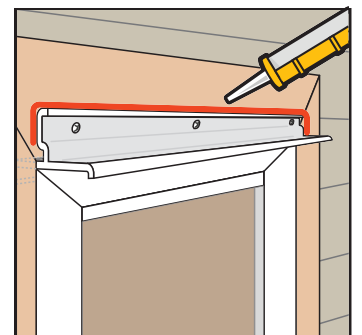
4B Close door to verify consistent clearance. Align drip cap to end of hinge rail.



4C Pre-drill holes and install screws.

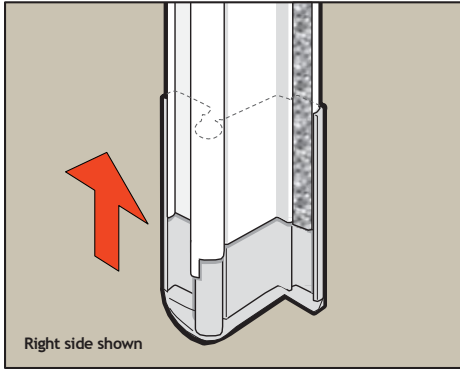


4D Caulk if desired.

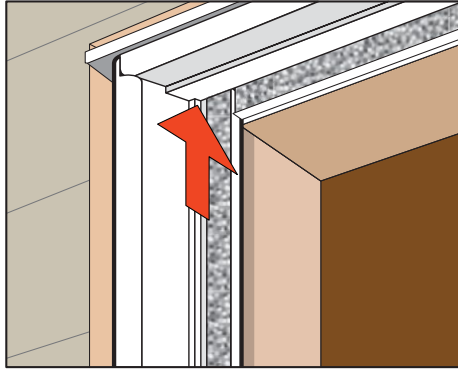


6 Install Latch Rail (Right Hinge shown)

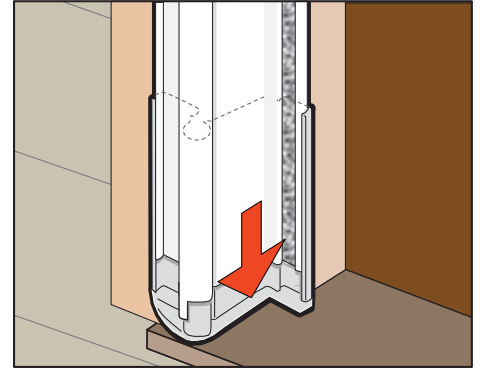
6A Slide rail extender into the bottom of latch rail.



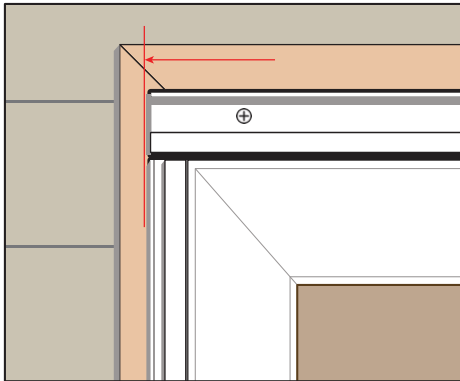
6B Place latch rail tight against the drip cap.



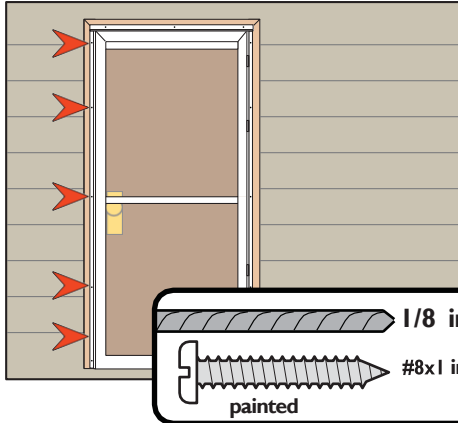
6C Slide rail extender to sill.



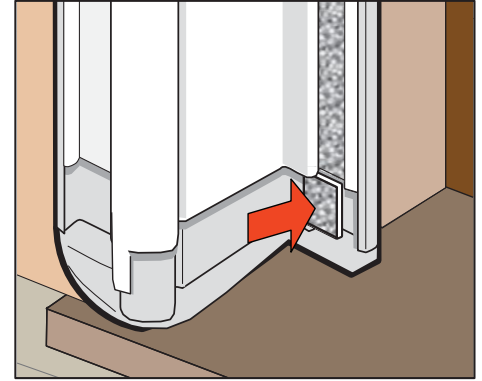
6D Verify that the door closes freely without hitting the latch rail. Align outside edge of latch rail with outside edge of drip cap.



6E Starting at the top hole, predrill and fasten the latch rail with a #8 x 1" screw. Align the edge of the door panel and mounting frame from top to bottom. Continuing down the latch rail, predrill and install one screw at a time, keeping a consistent reveal.



6F Cut extender weather stripping to length, peel adhesive backing and install.

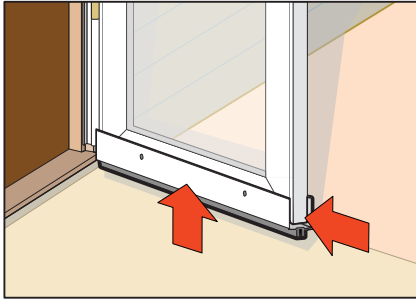


7 Install your handleset

- a** The handle template is pre-applied to the door. Drill holes as shown on template. Drill from each side; do not drill straight through. Remove template after drilling.
- b** Follow handle instructions in handle hardware kit.

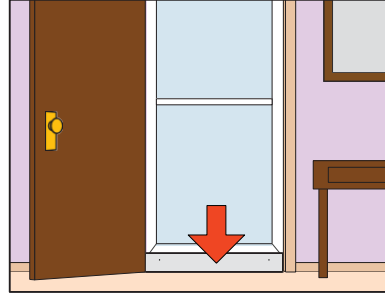
8 Install Expander

8A Slide expander on door with slots to the interior.

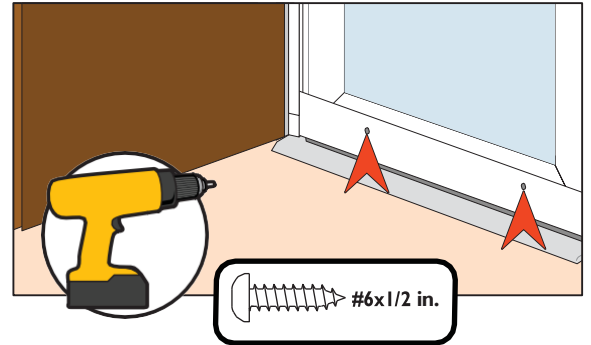


6B Adjust the expander until the sweep touches the threshold.

From the interior, drill a 3/32" hole in the center of each slot.



6C Secure expander with the #6 x 1/2" screws, located in the handle kit.



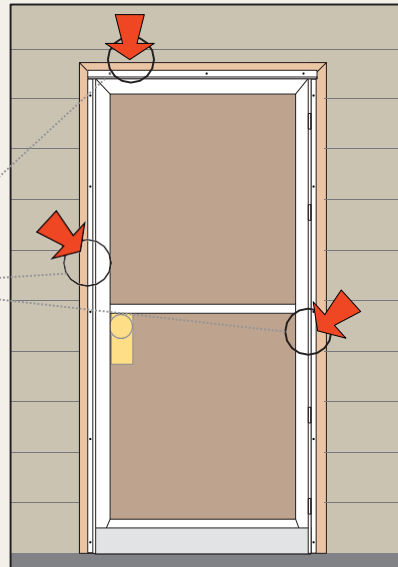
9 Finishing Touches

Screw Covers

Snap strips into place by anchoring the outer side first (*Screw covers may need to be trimmed to length*).

Start at the top ends and slide finger down strip while pressing.

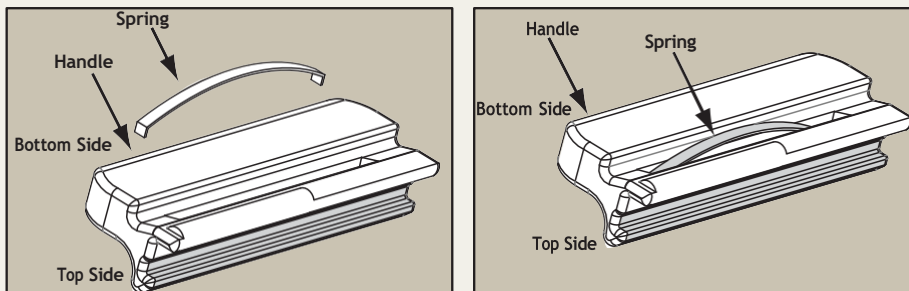
NOTE:
Straight leg towards
outside of rail (marked with a
black line)



9 Finishing Touches continued

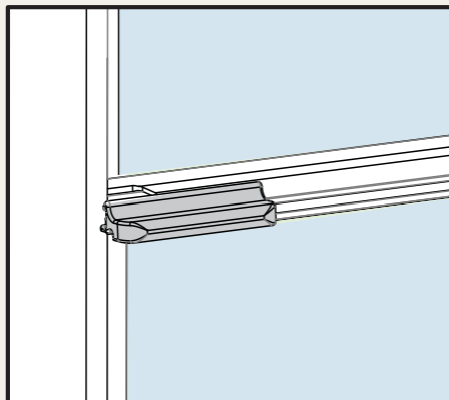
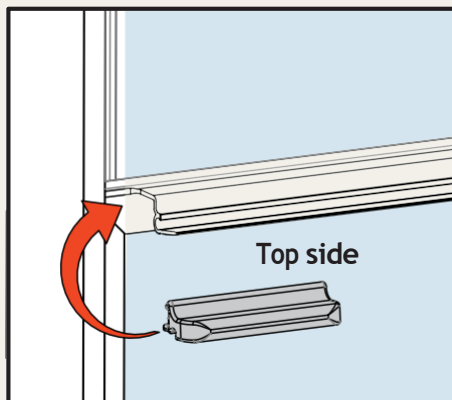
Window Handle Installation

9A Install spring into bottom of handle.

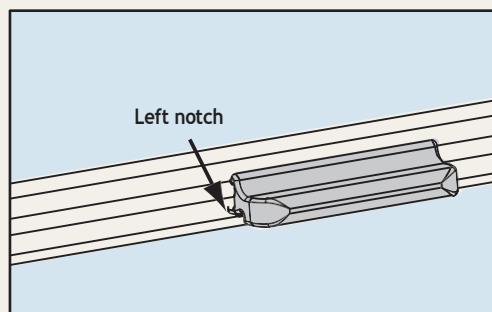
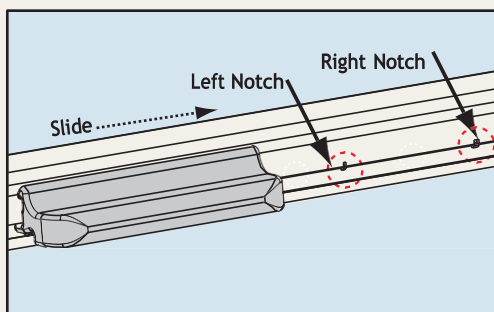


9B To install handle onto window, open top window to a comfortable height for handle installation.

Slide the handle (with the spring installed and facing down) into the top rail channel starting at the left side of the top of the operating glass. The spring may need to be compressed slightly to allow the handle to slide into the channel.

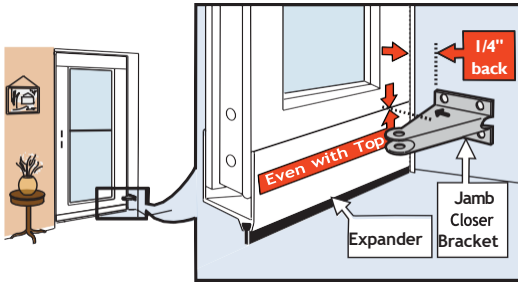


9C Slide the handle past the first (left) notch. There will be some resistance. **THEN STOP!** The handle should not go past the second (right) notch. Left notch will be visible when handle installation is complete. Right notch will be hidden behind handle.

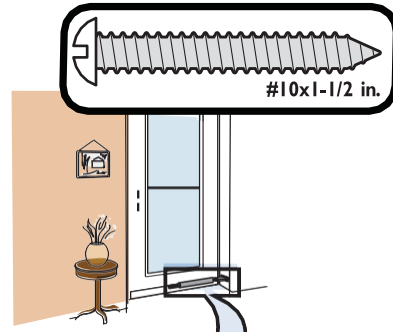


10 Door Closers

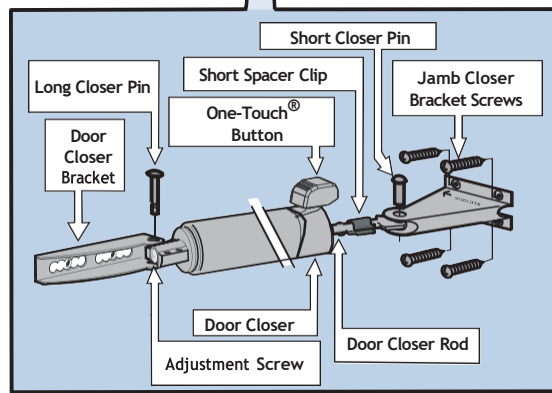
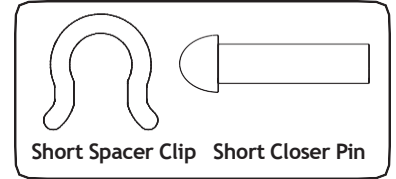
10A On the hinge side of your entryway, position a jamb closer bracket even with the top of the expander, (see the dotted line in the illustration) and 1/4" back from the mounting frame. Mark the screw hole locations and drill 1/8" diameter holes.



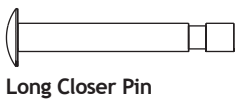
10B Install the bottom jamb closer bracket using four jamb bracket screws (#10 x 1-1/2" Phillips pan head).



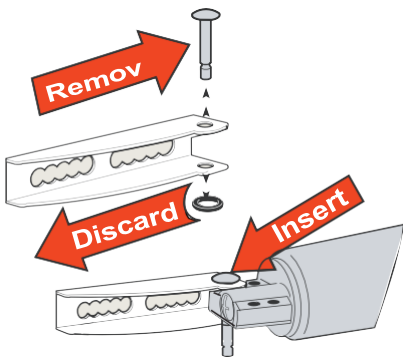
10C Attach the bottom closer (with One-Touch® button) rod to the jamb bracket using the short closer pin, then pull the door closer and slide the SHORT spacer clip onto the closer rod as shown. Position the closer so the One-Touch® button is along the top of the closer.



10D Attach the door closer bracket to the door closer by removing the O-ring and pin, then reinserting the pin.

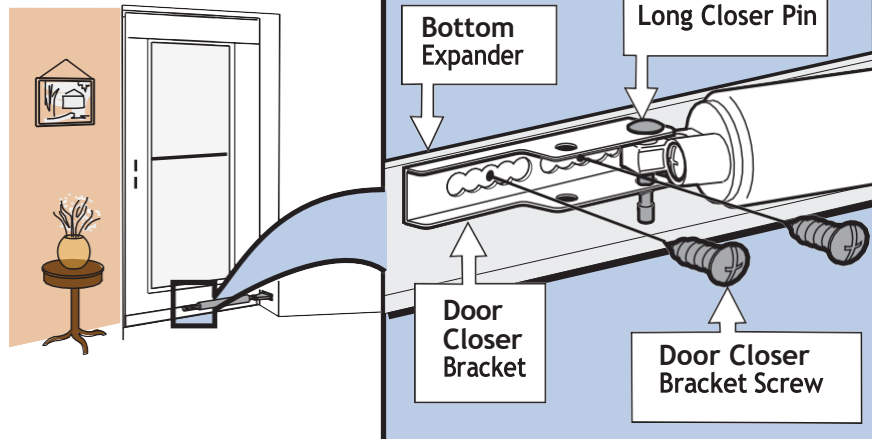
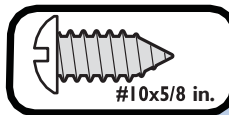
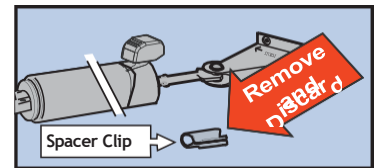


10E With the door tightly closed, align the bottom door closer bracket with the top of the bottom expander. Mark the centers of the hole pattern. Center punch and drill 1/8" diameter holes through the interior face of the door.



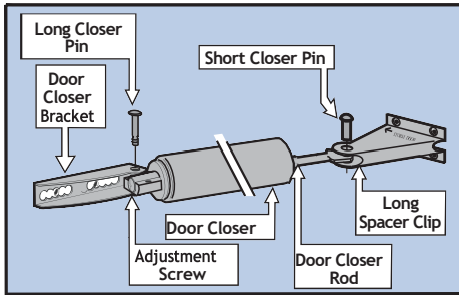
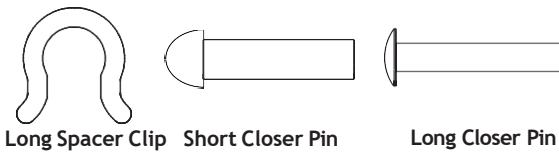
10F Install the door closer bracket with two door closer bracket screws (#10 x 5/8" Phillips pan head).

10G Discard spacer clip from the closer rod.

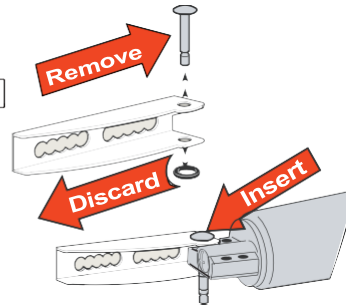


Door Closers continued

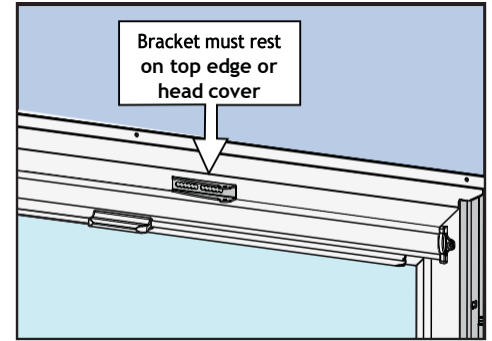
10H Attach the top closer rod to the jamb bracket using the short closer pin, then pull the door closer and slide the LONG spacer clip onto the closer rod.



10I Attach the door closer bracket to the door closer by removing the O-ring and pin, then reinserting the pin.



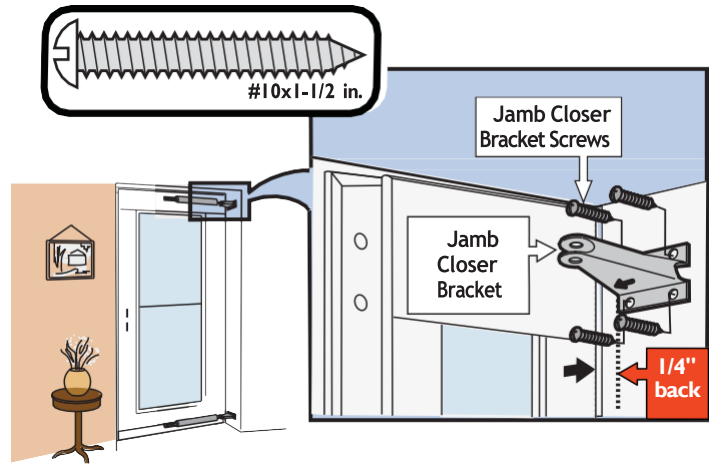
10J Rest the door closer bracket on the screen head cover for vertical placement.



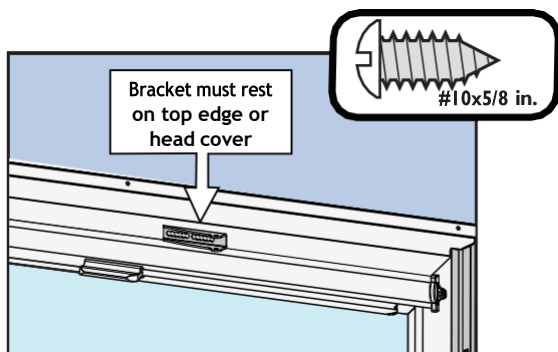
10K Slide closer jamb bracket tight against door jamb.

Holding the closer level, position the jamb closer bracket against the entryway jamb. Ensure the jamb closer bracket is 1/4" back from the hinge side mounting frame, mark the mounting screw locations and drill 1/8" diameter pilot holes.

Install the jamb closer bracket using four jamb bracket screws (#10 x 1-1/2" Phillips pan head). Note: Temporarily removing the door jamb bracket from the closer may make installation of the bracket easier.

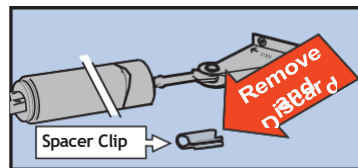


10L Rest the door closer bracket on the screen head cover, and position the end of the door closer bracket. Mark the screw locations for the top closer bracket. Center punch and drill 1/8" diameter pilot holes.

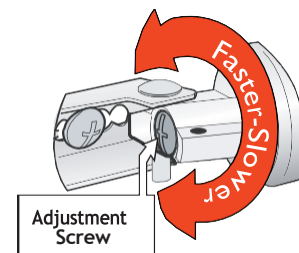


10M Install the top closer bracket with two door closer bracket screws (#10 x 5/8" Phillips pan head).

Discard spacer clip from the closer rod.



10N Open the door and check closer speed. Turning the adjustment screw to adjust speed of each closer. Turn the screw clockwise to reduce closer speed or counter clockwise to increase closer speed.

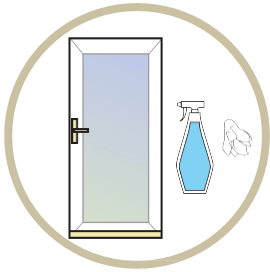


Operating the One-Touch® Button:

Tap the button and open the door. To close, nudge the door open slightly.

Care and Maintenance

Door Cleaning

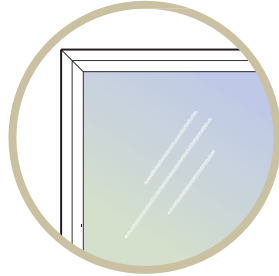


Use a soft cloth with any household grease-cutting cleaner to clean the door.

PLEASE NOTE: Thin marks on the painted surfaces of the door can be removed using turpentine and lightly rubbing with a clean cloth.

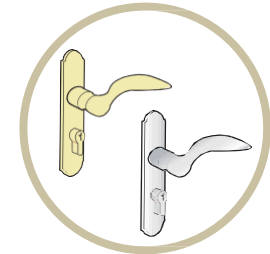
IMPORTANT: DO NOT use brass polish or steel wool on the bottom expander. Use a household grease-cutting cleaner or a mild soap and water solution.

Glass Cleaning



Routine Cleaning: Use any household glass cleaner.

Handle Cleaning



Routine Cleaning: Use a soft cloth with a mild soap and water solution to clean the surfaces.

Apply a high quality, non-abrasive automobile wax to polish.

Note: DO NOT use ammonia-based cleaners on brass or other metallic finish handles.

Cleaning & Refinishing Damaged Brass

If your Pella® door includes a brass handle, the brass is polished and sealed with a clear coating by the manufacturer. Should the finish be accidentally damaged by an abrasive or sharp object, it will succumb to a natural oxidation process that occurs when the elements contact unprotected brass. Brass has an enduring quality, in that it can be refurbished to its original polished finish again and again by using a quality brass polish and a soft cloth. Do not clean the bottom expander in this manner - see door cleaning above.

1. Remove the hardware from the door so the finish of the door will not be affected. See the hardware instructions for removal.
NOTE: you may be able to leave the hardware in place on the door when polishing the handle only - make certain to completely mask off all areas around the handle before starting. If polishing the key cylinder, protect the internal mechanism by covering the opening with tape.
2. Use a quality brass polish or cleaner to clean the brass. Follow the product's directions and cautions. Note: Firm rubbing may be necessary to loosen the coating on the brass.
3. Reseal the brass per instructions below.
 - a. Use the properties from the brass polish you used to clean the brass. (Easiest method, but requires more frequent polishing.)
 - b. Apply a high quality, non-abrasive, polymer-based automobile wax to seal the surface.
 - c. Apply a new clear coat with a clear lacquer spray - follow the product's directions. (Most difficult, but lasts the longest.)

PLEASE NOTE: If you removed the hardware from the door, lubricate any internal workings with a spray lubricant. Reinstall the hardware on the door. See the hardware instructions for installation.

Troubleshooting Guide

If you have a question that you do not see listed here, or have not been able to resolve through your Pella® Owner's Guide and Installation Manual, call one of our customer service representatives toll-free at 1-800-374-4758.

Common Questions	Probable Causes	Suggested Solutions
Door does not open or close properly	Entryway framing is out or square/plumb or frame is warped	1. Verify the entryway framing and shim as necessary. [see page 2]
	Closer(s) out of position or adjustment	1. Remove the adjustment screw from the closer(s), cycle the door a few times, then replace the screw. 2. Adjust the position of the closer door bracket until the door operates properly.
	Bottom Expander is out of position	1. Verify the expander is centered on the door—adjust if necessary. 2. Verify the expander is not too low—adjust as necessary.
	Hinges are binding	1. Verify mounting frame screws are not over tightened—back off screws slightly. 2. Verify entryway framing is not twisted or warped—shim or modify as necessary. 3. Verify hinge mounting frame is not twisted or bent —replace if necessary.
Handle does not latch properly	Latch not hitting trim plate	1. Adjust the trim plate until the latch catches. [see separate hardware instruction]
	Closer is out of position	1. See "Closer(s) out of position" in the "Door does not open or close properly" question above.
Water between the storm door and entry door	Bottom Sweep is making a tight seal against the door sill	1. Open the storm door and notch up to 1/2" off the ends of the black vinyl sweep.

Pella® Storm Doors Limited Warranty

Congratulations on choosing a Pella storm door to protect and beautify your home. This superior quality door has been designed to give you years of trouble-free service, and you are protected by this limited warranty:

Pella warrants to the ORIGINAL HOMEOWNER PURCHASER of this storm door that it will, without charge to the purchaser, provide parts or exchange, at its option, any door determined to be defective in material or workmanship for 20 years after the purchase date. The purchaser will be responsible for transportation charges. Should the door be determined to be defective in material or workmanship AFTER 20 years from the purchase date, the original purchaser may buy one new Pella storm door at 50% of the then-current manufacturer's suggested list price for as long as the original purchaser owns the home on which the door was installed. The purchase must be made directly from the factory, and all transportation charges are the responsibility of the purchaser.

Should the door be determined to be defective and the purchaser incurs a reinstallation cost within three years of the purchase date, he or she may be reimbursed for these costs up to a maximum of \$25.00, upon furnishing a copy of the invoice for the reinstallation costs.

As a condition of this warranty, it is required that the door be used for residential use only in an owner-occupied home, that it be installed properly as an operating door according to manufacturer's instructions, and that it not be altered in any way. For multi-unit housing applications, ask your dealer for a copy of the appropriate warranty or phone Pella's Customer Service Department at the phone number listed below. This warranty is not transferable.

To make a claim under this warranty, you should:

- a) Call our Customer Service Department at 1-888-646-5354 or write to Pella Warranty Service; 2333 Eastbrook Drive; Brookings, SD 57006 USA.
- b) Furnish original or a copy of the sales receipt or other documents showing the original purchase date and that you are the original purchaser of this door. Exchange is limited to supplying a replacement door of comparable size, style, and color and does not include cost of removal or installation except as noted.

The warranty on the latch set and air closer is one year, and any labor charges are not covered. This warranty excludes all damage to glass and screen. This warranty does not cover problems caused by improper storage, handling, installation, use, modification, or maintenance, by Acts of God or by accidents, including accidental glass breakage. It does not apply to normal wear or discoloration of finish; finish problems caused by mechanical damage or abrasion; normal effects of sun and weather, including acid rain, salt spray, or other corrosive elements; damage caused by severe wind; or damage caused by customer abuse or neglect. Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use and is not covered under the Lifetime Finish Guarantee. Bright Brass, Antique Brass, Brushed Brass and Satin Nickel hardware is guaranteed not to tarnish and carries a lifetime finish warranty for as long as the purchaser owns their home.

THIS WARRANTY EXCLUDES ALL INCIDENTAL AND CONSEQUENTIAL DAMAGES. Nothing in this document shall give rise to or extend the period of any warranties implied under state or provincial law, and no implied warranty shall extend beyond the periods covered by this written warranty. Neither Pella Corporation nor any seller of Pella products will be responsible for incidental or consequential damages which may result from a product defect or malfunction. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may have additional rights which vary from state to state. Effective 7/2006.

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