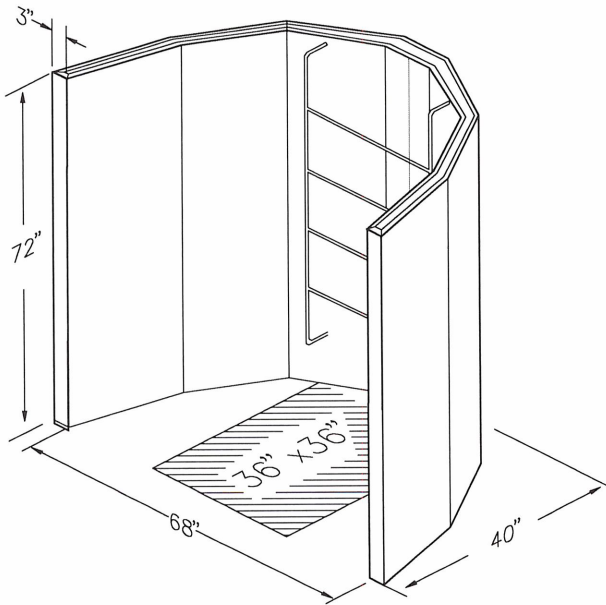
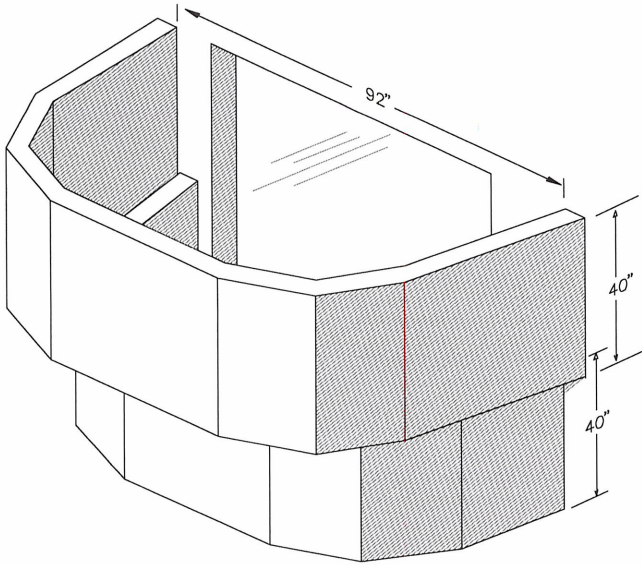


WINDOW WELL PRODUCTS



DIMENSIONS

(Width x Height x Depth) *

WEIGHT

Terraced Window Wells

** 92" x 40" x 54" Top	4135
82" x 40" x 40" Bottom (Large Terrace)	
74" x 40" x 44" Top	2985
64" x 40" x 34" Bottom (Small Terrace)	

Standard Window Wells

** 68" x 72" x 40"	2520
** 68" x 60" x 40"	1900
** 68" x 48" x 40"	1520
** 68" x 28" x 40" Extension	950
** 68" x 14" x 40" Extension	480
** 92" x 40" x 54"	2300
** 92" x 20" x 54"	1150
** 82" x 60" x 40"	2750
** 82" x 40" x 40"	1835
** 82" x 20" x 40"	920
** 74" x 40" x 44"	1675
** 74" x 20" x 44"	840
64" x 72" x 34"	1625
64" x 40" x 34"	1310
54" x 72" x 32"	1590
54" x 64" x 32"	1270
54" x 48" x 32"	1060
54" x 24" x 32" Extension	540
54" x 12" x 32" Extension	270
** 50" x 60" x 40"	1325
** 50" x 48" x 40"	1060
** 50" x 36" x 40"	795
** 50" x 24" x 40"	530
** 50" x 12" x 40" Extension	265
32" x 24" x 16"	350

WINDOW WELL PRODUCTS

* Width and Depth (distance from the foundation) are inside dimensions

\$300 deposit for use of lifting devise

\$20/roll for Conseal

** Will meet 94 UBC egress requirements

For complete code compliance - add ladder \$85.00

Custom Panel Wells quoted individually

One delivery charge per TRIP applies on all window well orders

WINDOW WELL GRATES

92" x 54" with door

82" x 40" with door

74" x 44" with door

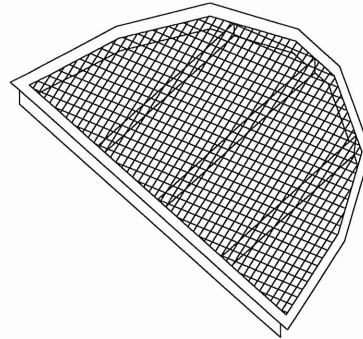
68" x 40" with door (shown)

64" x 34"

54" x 32"

50" x 40"

42" x 18"

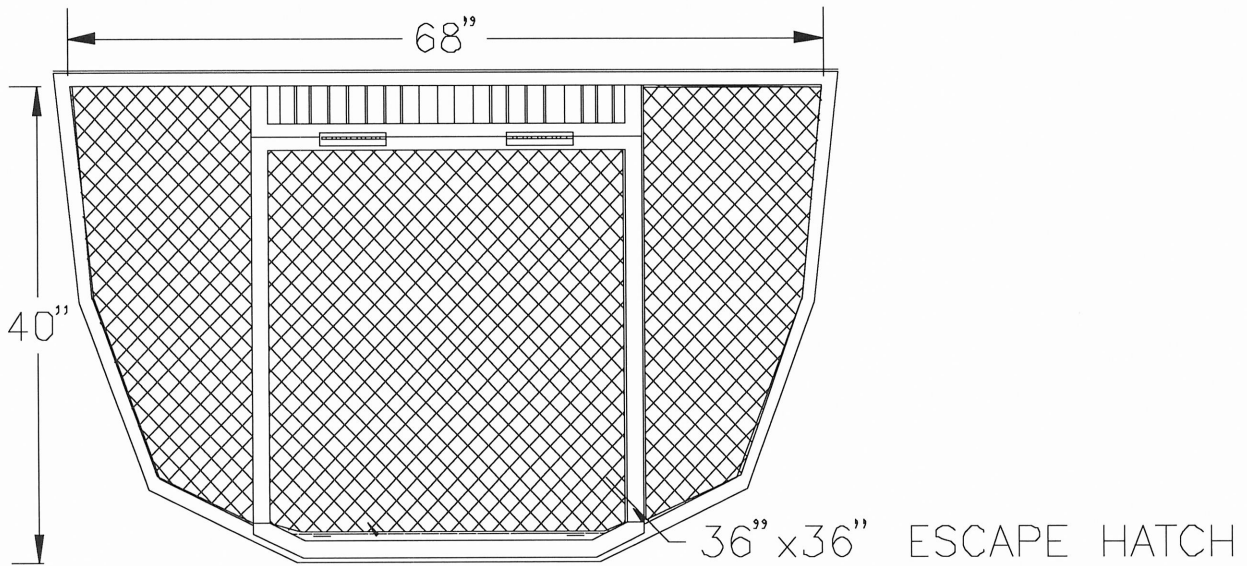


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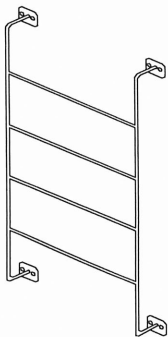
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* Add 35% to all prices for grates with measurements other than standard



\$60.00 trip charge may apply for any grates measured but not ordered.
Standard delivery charges apply if not delivered with window wells.



LADDERS -

Window Well Ordering Procedures

Placing your order:

Window Well orders may be placed by calling **303-791-7571** faxing **303-791-7995** or emailing to general@eandcprecast.com and the delivery date will be confirmed by telephone. Lead-time required for scheduling is approximately one week. Area window well prices include installation. There is a delivery trip charge which is determined by project location. If the total order does not exceed the capacity of our truck, it will be one delivery charge.

Choosing the right window well:

Consider the size of your window opening and where your finished grade will be. Order a window well that is wide enough for the opening and tall enough to allow for a minimum of 4" below the bottom of the window opening and enough height to be at or above your finished grade. Next determine how many EGRESS window wells will be required.

Virtually all jurisdictions have adopted the 1994 Uniform Building Code and International Building Code. These codes require at least one window well meeting egress requirements be installed on all unfinished basements and requires an egress window well on all finished bedroom windows. An egress window well must provide a minimum accessible clear opening of 9 square feet, with a minimum dimension of 36", and any vertical depth of more than 44" shall be equipped with a permanently attached ladder or stairs. The window wells we provide that meet egress requirements are designated with ** on our literature.

Many of our window wells can be stacked for additional height. As an example, if you have a 6-foot window requiring 9-feet in height, three of our 74 x 40 x 44 window wells can be installed on top of each other will give you 120" in overall height. There are many choices available for garden level heights as well.

If you are having trouble finding a size that will suit your needs, custom three-panel window wells are a possibility.

Hanging Instructions:

When placing an order, it is important for you to tell us your hanging instructions. Where would you like the top of your well placed on the foundation wall, (i.e., top of foundation wall, 6" down from top, 2" down from bottom of brick ledge, etc.). If you have a varying grade, or stepped foundation requiring multiple heights; a blueprint or drawing of the house with height instructions can be faxed or emailed to our office, or you can make a mark on the foundation with waterproof marker.

If grates will be ordered later, consider the finished top of the window well. If siding, brick, or stucco come down to the top of the window well the size will be changed, grates must be custom manufactured for the new opening size which can postpone delivery and requires a 35% surcharge.

If a casement window is to be installed and a grate will be needed, install the window well high enough to allow for the window to open underneath the grate.

Contact Information:

There are many variables that can be encountered when arriving at a jobsite. In most cases, the answer to a simple question or situation can be easily resolved by communication with the project superintendent. So that

we can make EVERY effort to complete your window well installation as scheduled, we ask that you give us a good contact phone number for the site superintendent in case we encounter a problem while on your project.

Delivery:

Our window wells are delivered on tandem trucks equipped with five-ton cranes and A-Frame stabilizers. Our trucks are approximately 30 feet long with a 22-foot wheelbase and require a MINIMUM turning radius of 25 feet. The trucks are 8 feet wide and require 14' height clearance. They are extremely heavy (up to 52,000 pounds) and cannot be driven over sidewalks, driveways, or onto soft soil or mud. We need to have adequate stable ground to set up for installation and good access for passage around the foundation when required.

The crane is located center rear of the flatbed and has about a 30-foot reach. For a distance greater than 30 feet, we can schedule a larger crane. In some instances, crane services can be avoided by allowing us to work along WITH your excavator during backfill. We can usually confirm a time window, morning or afternoon to do this.

For unusual orders or difficult locations, a pre-installation jobsite visit by one of our drivers can be arranged by calling the office. If there are any low-lying power lines or any other concerns about clearance, please let us know in advance.

Installation:

Window wells are equipped with an anchoring plate and/or bracket. Wells are anchored to the foundation wall and will hang on the wall until backfill. No footer is required for standard window well products. Wells often can be installed on foam core foundations but require special hardware and should be discussed in advance when placing your order.

The foundation should have forms removed a MINIMUM of 24 hours prior to window well installation to allow adequate cure time, longer in winter months because of cold weather.

Excavation:

It is necessary to have a MINIMUM of 12 inches MORE than the given depth (distance from the foundation) of the window well you have ordered. The excavation should also be at least four feet wider than the window well to allow for installation. When preparing for terraced window wells, please remember that the upper piece is significantly larger than the bottom and excavate accordingly. The excavation needs to be deep enough to accommodate the height of the well you have selected.

We will do our best to complete the installation as scheduled. For us to do so, it is important that your jobsite be adequately prepared. In the event we do have to return to complete the window well install, it might be a week before we are able to return to your jobsite. Further, an additional delivery charge may be assessed.

The drivers and their assistants have a full day of work allowing for normal installations when they leave each morning. If your window opening has had loose dirt fall back into it, they do have shovels on the truck and will do some loose-dirt digging, however we charge \$150.00 per hour for this service. If the excavation is inadequate and our installation team anticipate it will take more than an hour, they will call the jobsite superintendent to see if there is equipment or other arrangements that can be made to complete the job. If we cannot contact anyone or the jobsite cannot be ready within a short amount of time, they must leave, and your job will need to be rescheduled.

Taking care of your window well:

Although our window well products are constructed with 5,000 PSI concrete and are fully steel reinforced, it is necessary to be particularly careful when backfilling to avoid direct equipment contact with the window well. And use care when tamping and compacting. This will avoid unnecessary chipping, cracking, and scarring of

the area well walls. Additionally, the anchors we use are rated to greatly exceed the weight of the window well we have installed, however they will not support vehicular traffic and are not suitable as a platform for scaffolding.

Accessories:

We provide grates and ladders for most of our window well products. Our ladders have been designed to provide a low profile and are made of formed rebar. The ladders are mounted securely to the window well. Our grates are constructed of a welded angle iron frame with an expanded metal surface and are delivered to you painted black. Grates that are made for window wells suitable for egress come with a 36" x 36" hinged door. The demand for grates is normally seasonal and can sometimes require as much as 6 weeks for manufacture. Please keep this in mind when considering your needs for inspections, closings, etc.

Our commitment to you:

These ordering procedures have been written to provide you with product satisfaction, on time installation, and to provide everyone a SAFE working environment.

Again, we will make EVERY effort to complete your installation as scheduled, and to meet any initial scheduling requests if proper lead-time is allowed. We understand you are trying to coordinate multiple trades and will work with you as much as possible to help you achieve that end.

All our products and installation are fully guaranteed, and we maintain a responsive service and warranty department. Our goal is to provide you with the finest precast concrete products, friendly customer service, and dependable delivery and installation.

Please ask about our other Home Builder products including splash blocks, haunches, piers, and masonry products such as wall cap, column caps, sill, surrounds, and landscape products like fire pits, planters, and step stones.

Delivery Charges:

Delivery charges apply based on where we go in the metro area. Call the office for more information.

Note: For mountain driving add 35% to the zone charge