



Grand
windows & doors
Manor

Quality you Expect.

Performance you can build on.

The strength and longevity of cellular PVC components combined with cutting edge glazing options. Grand Manor windows offer the ultimate in window performance and durability while maintaining the traditional look of a wood double hung window.



EZ-Tilt series

- Weather resistant cellular PVC sill, sill nosing, brick mould, blind stop and sash
- Full depth 4-9/16" jambs eliminate need for extra drywall work
- Energy-efficient 3/4" Warm-Edge insulating glass
- Two locks on 2-8 units and wider
- Foam filled bulb weather stripping on bottom rail
- Robust interlock design for enhanced structural performance
- Full length white aluminum screen with charcoal fiberglass mesh (sold separately)
- 20 year sash warranty against seal failure

Optional exterior casings: 5/4" x 4" flat, 5/4" x 6" flat, 1-1/16" x 3-1/4" Williamsburg and FJ 180 flanged brick mould
Glass options: Low-E, Low-E / Argon, Tinted, Low-E Tinted, Tempered and Obscure
Grille options: 7/8" Grille-between-the-glass (GBG) or 7/8" Simulated-divided-light (SDL)
Available in: Double Hung, Stationary, Bow / Bay, Transom, Side Lite and a large selection of Architectural Shapes

Double Hungs

Width		R.O.		Width		R.O.		Width		R.O.		Height	R.O.
1'8"	22"	1'8"	43-1/2"	1'8"	65"	3'2"	41-1/4"	2'0"	26"	2'0"	77"	3'10"	49-1/4"
2'4"	30"	2'4"	59-1/2"	2'4"	89"	4'2"	53-1/4"	2'8"	34"	2'8"	101"	4'6"	57-1/4"
2'8"	38"	2'8"	67-1/2"	2'8"	113"	5'2"	65-1/4"	3'0"	38"	3'0"	113"	5'6"	69-1/4"
3'4"	42"	3'4"	83-1/2"	3'4"	125"	6'2"	77-1/4"	3'4"	42"	3'4"	125"		

Picture Window with Flankers

Height	R.O.
3'2"	41-1/4"
3'10"	49-1/4"
4'2"	53-1/4"
4'6"	57-1/4"
5'2"	65-1/4"
5'6"	69-1/4"
6'2"	77-1/4"

Flanker Width	P.W. Width	R.O.
1'8"	3'0"	81"
1'8"	3'4"	85"
1'8"	4'0"	93"
1'8"	5'0"	105"
1'8"	6'0"	117"
2'0"	3'0"	89"
2'0"	3'4"	93"
2'0"	4'0"	101"
2'0"	5'0"	113"
2'0"	6'0"	125"
2'4"	3'0"	97"
2'4"	3'4"	101"
2'4"	4'0"	109"
2'4"	5'0"	121"
2'4"	6'0"	133"
2'8"	3'0"	105"
2'8"	3'4"	109"
2'8"	4'0"	117"
2'8"	5'0"	129"
2'8"	6'0"	141"
3'0"	3'0"	113"
3'0"	3'4"	117"
3'0"	4'0"	125"
3'0"	5'0"	137"
3'0"	6'0"	149"

Stationary Units

Height	R.O.
3'2"	41-1/4"
3'10"	49-1/4"
4'2"	53-1/4"
4'6"	57-1/4"
5'2"	65-1/4"
5'6"	69-1/4"
6'2"	77-1/4"

Width	R.O.
3'0"	38"
3'4"	42"
4'0"	50"
5'0"	62"
6'0"	74"

Height Adder w/ Transom

Call Height	Add to R.O. of Base Unit
1'0"	13-1/2"
1'2"	15-1/2"
1'6"	19-1/2"
2'0"	25-1/2"
2'6"	31-1/2"

Ensure that all rough openings are framed square, level and plumb

Ensure that all units are properly shimmed at the check rail

Limited Warranty

The Building Center, Inc. warrants that the Grand Manor windows and doors it manufactures shall be free from defects in material and workmanship for a period of one (1) year from date of manufacture (with the exception of): insulated glass, for which the period is ten (10) years and cellular PVC components, which carry a lifetime warranty against rot. This warranty is subject to the following terms and conditions.

The Building Center, Inc. shall, at its option and in its discretion, either repair the door(s) or window(s), ship replacement door(s) or window(s) to the builder, contractor or person making the warranty claim, or refund the original purchase price (or pro-rated portion thereof) paid to The Building Center for such door(s) or window(s). This warranty is suspended if the defective product is not returned to The Building Center within thirty (30) days of delivery of the replacement product.

Claims under this limited warranty must be made in writing within the one (1) year period set forth above and prior to the commencement of any repair work to: The Building Center, Inc., 10201 Industrial Drive, Pineville, North Carolina 28134. This limited warranty extends only to the original purchaser.

This Warranty does not cover any of the following:

- any condition that falls within NWWDA (or its successors) standards or tolerances
- warping that does not inhibit the operation of the product
- conditions arising out of the improper or incomplete application of finishing materials or hardware
- conditions resulting from improper storage or installation
- conditions resulting from the failure to perform normal required maintenance
- damage arising out of utilization of storm door or window without proper venting
- damage arising out of the installation of doors or windows exposed to direct sunlight without providing adequate overhang or proper finish color (e.g. dark colored finishes should be avoided in such areas)
- defects or damages arising out of unreasonable or unintended use of product(s)
- products installed in structures that do not allow for proper management/ drainage of moisture, such as Exterior Insulation Finish Systems (EFIS), also known as synthetic stucco
- discoloration caused by weathering
- custom finishing

Failure to comply with The Building Center's guidelines for storage, handling and installation, or attempts other than by The Building Center, Inc. or its authorized representatives to repair the door(s) or window(s) will negate any warranty claims. Damage caused by others or by any cause beyond the control of The Building Center, Inc., including but not limited to damage caused by misuse, abuse, accident, mishandling or acts of God are not covered under this or any other warranty.

The Building Center extends a limited warranty on insulated glass for ten (10) years from the date of manufacture for seal failure causing impaired vision due to moisture, film or dust between the glass. This warranty does not include scratches, cracked or broken glass or damage caused by improper maintenance, handling, misuse, or heat buildup. The application of any after-manufacture film on the glass voids this warranty. The Building Center extends a limited warranty on stress cracks for a period of six (6) months from the date of manufacture.

Under no circumstances shall The Building Center, Inc. pay for the cost of labor associated either with the original installation or replacement of any product, including insulated or other glass, under this warranty. The warranty on any replacement product or product which has been repaired shall be limited to the balance of time remaining on the warranty of the original product.

The Building Center, Inc. shall not be liable for indirect, consequential or incidental damages, including but not limited to: loss of use, lost profits, lost income, damage to property, or expenses incurred by buyer for additional work required as a result of a warranty repair or replacement. **The Building Center, Inc. makes no other warranty, express or implied, including implied warranties or merchantability and fitness for a particular purpose.** In the event the exclusion of implied warranties or limitations for consequential or incidental damages is not permitted by law, the duration of any implied warranties shall not exceed that of the express warranty set forth herein. No distributor, dealer, builder, contractor or representative has the authority to modify this warranty.

This warranty is void if payment in full has not been received prior to the date of a warranty claim. The warranty period is not extended by late payment.

Installation Instructions

Warning

Failure to properly shim windows will result in poor operation and performance

Step #1. Verify that the rough opening is plumb, square and level with approximately ¼” of clearance on all sides of window.

Step #2. Apply adhesive sill flashing (*and or ridged sill pan*) on top of sheathing or house wrap under the rough opening so that it extends past the width of the window by three inches on each side.

Step #3. Apply a quality sealant (approximately ½” from the edge of the opening) around the perimeter of the rough opening.

Step #4. Center the window unit into the rough opening, resting the bottom of the window on the sill plate.

Step #5. Verify that window unit is level. If not, shim under lowest corner of window to bring it level.

Step #6. With the window unit centered and level, nail one top corner through the trim or nail fin. Do not drive nail all the way down at this time. (*when remaining fasteners are secured, this one can be properly seated*).

Step #7. Shim between the side jamb and the rough opening. Shims should be placed 4” from the top and bottom of window unit and at the check rail. More shims can be placed along the jamb as needed. (*shims should be nailed or glued to ensure that proper fit is maintained during installation*) Using a tape measure, double check the unit for square by measuring diagonally from one upper corner to the opposite side lower corner. Repeat with the remaining two diagonal corners. The resulting two measurements must be within 1/16”. Continue by measuring the width of the frame at the head, center and sill. These measurements must also be within 1/16” of each other.

Step #8. Secure the window into the building envelope by driving nails through the brick mould or nail fin every 8” to 10” and 4” from each corner. (*16d galvanized finish nails should be used on brick mould units and 1 ½” galvanized roofing nails should be used on units with nailing fin*).

Step #9. When installing a window unit trimmed with brick mould, apply a ridged drip cap above the head brick mould and seal the perimeter of the window unit to the sheathing or house wrap by tooling a bead of quality sealant to that joint.

When installing a window unit with a nailing fin, apply the vertical adhesive flashing tape so that it overlaps the bottom flashing that was installed in step #2. Apply adhesive flashing tape along the top of the window unit so it extends completely over the top of the vertical flashing.

Finishing Instructions

Step #1. Clean surfaces to be painted with warm water and mild detergent or household cleaner such as: Windex®, Fantastic Orange Action® or 409 Glass and Surface Cleaner®. With any cleaning material, the cleaning solution should not be left to stand on the components for an extended period of time.

Step #2. Fill any nail or fastener holes with DAP® “All Purpose” Painters Putty and after drying, sand lightly with 220 (*or finer*) grit sand paper.

Step #3. Apply two coats of any quality exterior acrylic latex paint. A two inch foam / sponge brush will create the best results. Painting Cellular Vinyl with dark colors (*dark green, black, crimson red, etc.*) is not recommended.