

Elegance

STEWART-BRAND



When making a statement, wood windows have long been the choice of discerning architects and consumers the world over and are featured in nearly all of the world's most extravagant homes.

In modern architecture windows have become even more prominent features of the buildings in which they are utilized and dominate almost every façade of any residence or building constructed; making them a defining factor in both the design and performance of the structure itself. In fact, no other building component has as significant an impact on the design. Windows dictate the exterior form, interior details and performance, as well as, the overall perception of the structure. It is for these reasons that windows are typically amongst the largest expenditures when building a new home. With this in mind, windows should be carefully considered and selected.

Many believe that when it comes to windows they must choose between aesthetics and performance. That, however, is not true. At Stewart Brannen, the possibilities are endless, whether you're looking to replicate historic details, attain some of the best energy ratings in the industry or protect yourself from the elements in hurricane prone regions; we can provide you with exactly what you need with all of the aesthetic details you desire.

Our wood windows offer unrivaled beauty and performance with extreme flexibility in design; enabling architects, designers and clients to transform their vision into reality without compromise.

Our windows are built using CNC (Computer Numeric Controlled) routers. We use CNC because all of our products are custom and made to order. There are many different machine setups to be made for all of our products and a human cannot match the tolerances of the CNC machine. Our parts are first machined on the routers because they are extremely accurate and allow for complex machining to be done to the wood parts very safely. The parts are then inspected and assembled by hand.

The assembled windows are then put back on the router to be sized for the window frame and all hardware prep is done. This gives us a product where the completed door is accurate to a few thousandths of inch. The window frames are also machined on the router to match the windows.

We provide a factory finish for our windows that is second to none. When using wood products in exterior applications finish is absolutely crucial; it is the finish that acts as a barrier to exclude moisture from being wicked into the wood. It is for this reason that we utilize the best finishes available. It is not only the type of finishes we use, but also the manner by which we apply our finishes that sets us apart from the competition. We individually finish all sides of each component of our products before they are assembled. By so doing, we can ensure that there are no raw surfaces that would be prone to the absorption of water. We have numerous standard stain colors available for the various species we utilize in our products but have the ability to match most any stain color if desired; and if you would like your product painted we can match any of the common suppliers' paint colors.



Table of Contents	
Why Wood Windows	2
Why buy Stewart Brannen Windows	3
Outswing Casement Windows	4-7
Hung Windows	8-13
Inswing Casement Windows	14-17
Fixed Windows	18-21
Wood Species	22-25
Finish	26-27
Cardinal Glass	28-29
Warranty	30-38



STEWART BRANNEN
MILLWORKS



Mankind has been fascinated with wood as a building material for thousands of years. Wood is nature's renewable resource. In fact, in the USA we have more wood growing every year than the year before for the past century. Relatively light weight and easily shaped, wood allows us to build a wide array of products which serve both utilitarian and artistic needs. Wood windows provide both security and beauty. Each board has its own characteristics formed by the tree from which it once was a part of. The wide variety of different species of trees provides us with wood of different colors, grain patterns, and textures. Each species has characteristics capable of changing both the décor and mood of a location. There is no other building material better suited for custom windows.

Wood has properties that the craftsman and homeowner need to be aware of. Although wood is stable as temperature changes, wood's reaction to changing relative humidity (RH) conditions is critically important. As the RH increases, wood absorbs moisture and with this absorption comes swelling. Conversely, as the RH decreases, moisture is lost and the wood shrinks. Experience shows that a change in humidity of roughly 10% RH can result in a 1% size change across the grain; on the other hand, wood seldom shrinks or swells lengthwise. Owners of wood decks can easily see the effects of moisture during dry weather, cracks develop between the deck boards, but during wet weather these cracks can close. There is no practical way to stabilize wood and protect it fully from expected humidity changes.

Changes in humidity, which occur naturally throughout the year, affect wood windows, but they can be well buffered by using a moisture resistant finish, such as three coats of marine spar varnish. Humidity can be absorbed by the wood fairly well if the change in humidity is slow, taking weeks or months. Rapid changes, however, can result in excessive swelling and shrinking that may be evidenced as warping or cracking. Most wood products are designed to accommodate the annual changes in humidity in a heated and air conditioned home or office. Unusual humidity conditions, including exposure to liquid water, must be avoided to prevent the risk of poor performance.

In addition to vapor resistant finishes, plywood has only 5% to 10% of the shrinkage of solid wood. This greatly reduced shrinkage is a result of having the grain at 90 degrees in adjacent layers; that is, individual veneer pieces will shrink in width but not in length, so by alternating the grain in each layer, the lack of lengthwise shrinkage in one layer restricts the across-the-grain shrinkage in the adjacent layers. Using plywood in areas that are large but must remain flat when the humidity changes, is therefore essential.

There are special concerns when wood products are stored in an uncontrolled environment prior to be placed in use. Wood products can be manufactured at the same moisture content that they will achieve in use, which will minimize any moisture size change issues. However, after the manufacturing process if the wood products are stored at higher moisture conditions, the wood will gain moisture and change dimension, unless they are well wrapped in plastic. Then, when the products are installed and the heat or a/c is eventually turned on, the typical humidity is achieved, causing the wood to quickly dry out and potentially shrink excessively. (Wrapped products, without holes in the wrap, protected from rain or other liquid water will not change moisture content in storage for many months.) It is best to avoid humid storage; it is critical to maintain the integrity of any plastic wraps until the finish is applied.



When making a statement, wood windows have long been the choice of discerning architects and consumers the world over and are featured in nearly all of the world's most extravagant homes.

In modern architecture windows have become even more prominent features of the buildings in which they are utilized and dominate almost every façade of any residence or building constructed; making them a defining factor in both the design and performance of the structure itself. In fact, no other building component has as significant an impact on the design. Windows dictate the exterior form, interior details and performance, as well as, the overall perception of the structure. It is for these reasons that windows are typically amongst the largest expenditures when building a new home. With this in mind, windows should be carefully considered and selected.

Many believe that when it comes to windows they must choose between aesthetics and performance. That, however, is not true. At Stewart Brannen, the possibilities are endless, whether you're looking to replicate historic details, attain some of the best energy ratings in the industry or protect yourself from the elements in hurricane prone regions; we can provide you with exactly what you need with all of the aesthetic details you desire.

Our wood windows offer unrivaled beauty and performance with extreme flexibility in design; enabling architects, designers and clients to transform their vision into reality without compromise.

Our windows are built using CNC (Computer Numeric Controlled) routers. We use CNC because all of our products are custom and made to order. There are many different machine setups to be made for all of our products and a human cannot match the tolerances of the CNC machine. Our parts are first machined on the routers because they are extremely accurate and allow for complex machining to be done to the wood parts very safely. The parts are then inspected and assembled by hand.

The assembled windows are then put back on the router to be sized for the window frame and all hardware prep is done. This gives us a product where the completed door is accurate to a few thousandths of inch. The window frames are also machined on the router to match the windows.

We provide a factory finish for our windows that is second to none. When using wood products in exterior applications finish is absolutely crucial; it is the finish that acts as a barrier to exclude moisture from being wicked into the wood. It is for this reason that we utilize the best finishes available. It is not only the type of finishes we use, but also the manner by which we apply our finishes that sets us apart from the competition. We individually finish all sides of each component of our products before they are assembled. By so doing, we can ensure that there are no raw surfaces that would be prone to the absorption of water. We have numerous standard stain colors available for the various species we utilize in our products but have the ability to match most any stain color if desired; and if you would like your product painted we can match any of the common suppliers' paint colors.



An American favorite, the outswing casement window is a side-hinged window which swings to the exterior of the home much like a door. Allowing the entire sash to swing open provides optimal ventilation, especially when paired with one of our numerous screening options. Our outswing casement windows utilize a multipoint locking system which secures the sash in multiple positions with the turn of a single handle. The outswing casement offers superior energy performance and can be offered with impact ratings; up to six feet wide and seven and a half feet tall.



- Each unit is custom made to order
 - Architects and clients have complete design flexibility
 - Can be made in a wide range of configurations
 - Multitude of profiles with the ability to create custom profiles
 - Hung with solid brass hinges
 - Lock with multipoint gears featuring stainless steel shootbolts
 - Pre-finished using the best coating systems on the market
- Offered in various wood species
 - Wood framed hinged screens or concealed retractable screens
 - Traditional stays mounted on sill can lock the sashes in any position
 - Multitude of hardware options available
 - Can be offered with true divided lites and decorative glass (not offered on Impacted Rated Units)



Wood

Standard products use several species of mahogany. Many other varieties of wood are available upon request. All of our products are kiln dried to within 6-10% humidity before fabrication to prevent unwanted wood shrinkage and growth.

Locking system

Our Outswing casement windows use a multipoint locking system that is controlled by a single lever. The single lever design provides easy operation, superb air sealing and utmost protection. The lever engages double locking mechanisms located on the top and bottom of the sash. An additional locking bolt in the center of the sash may be used depending on window height.

Screens

Concealed roll-down or custom wood swinging screens are available. 18 X16 mesh is standard in charcoal fiberglass; other screen colors are available upon request. Custom interior or exterior screens are also available in many configurations such as sunscreens or blackout screens.

Glazing

All glazing is done per project specifications. Stewart Brannen Millworks uses Cardinal Glass and can accommodate most configurations and make ups from ¼" single glazed (non-impact) to 1 3/16" laminated/insulated impact rated glass. Also available with flat or raised wood paneling. Monolithic, laminated, insulated, tinted and low-e glass is available.

Weather Stripping

All windows include a full perimeter EPDM gasket with mitered corners at the interior of the sash to seal against the jamb. Also included is a full perimeter silicone gasket at the exterior of sash to seal between the jamb and sash edge to ensure an air and water tight seal.

Finishing

All windows receive three coats for maximum protection. This includes one coat of primer or stain and two top coats of finish. Windows are supplied fully finished with Stewart Brannen Millworks Coastal Shield ® finishing system. Our system provides the highest protection while enhancing the natural finish of the wood.

Sizing

We offer a full range of custom sizes and shapes for your specific needs. Please contact Stewart Brannen Millwork for sizing assistance.





Outswing Casement dbl window SDL Impact Rated



Exterior View



Outswing Casement with roll up screen





True to the English tradition the hung window is a hallmark of Colonial, Federalist and Greek architectural styles. As such, hung windows are featured in many of North America's most iconic landmarks.

Hung windows are constructed in such a manner that the sashes slide vertically in different planes past one another. There are three typical configurations for hung windows; these are the single, double and triple hung. With the single hung configuration there are two sashes, however, only the bottom sash is operable and able to be lifted. In the double hung configuration there are also two sashes, however, both sashes of a double hung are operable; the bottom sash can be lifted and the top sash can be lowered. A less common configuration of the hung window is that of the triple hung window in which there are three operable sashes creating a very large opening. In fact, triple hung windows can be set directly on the floor and used much like a door.



Our hung windows combine historical aesthetics and craftsmanship with advancements made throughout the decades in such a manner that one can expect all of the aesthetics of the hung windows of old with unsurpassed performance. Our complete line of hung windows can be offered with impact ratings and preform beautifully when it comes to energy ratings even with very large sizes; up to four feet wide and twelve feet tall.





- Each unit is custom made to order
- Architects and clients have complete design flexibility
- Multitude of profiles with the ability to create custom profiles
- Solid wood jambs without jamb liners
- Hung with completely concealed balances or traditional weights and chain with solid brass pulleys
- Pre-finished using the best coating systems on the market
- Offered in various wood species
- Can be offered with true divided lights and restoration glass (not offered on Impact Rated Units)

Wood

Standard products use several species of mahogany. Many other varieties of wood are available upon request. All of our products are kiln dried to within 6-10% humidity before fabrication to prevent unwanted wood shrinkage and growth.

Locking system

Our hung windows use a solid brass sash locks that automatically draw the two meeting rails together. This Meeting Rail Locking system provides a tight, weatherproof seal. Double hung windows come standard with one locking bolt but may have two depending on the size of the window.

Screens

Exterior color matched wood screens or extruded aluminum screens with charcoal fiberglass, bronze, or stainless steel mesh are available to customize your window.

Glazing

All glazing is done per project specifications. Stewart Brannen Millworks uses Cardinal Glass and can accommodate most configurations and make ups from ¼" single glazed (non-impact) to 1 ³⁄₁₆" laminated/insulated impact rated glass. Also available with flat or raised wood paneling. Monolithic, laminated, insulated, tinted and low-e glass is available.

Weather Stripping

Weather stripping is added to the top and bottom of double hung windows. A jamb runs around the entire window perimeter to create a tight seal against air and water infiltration.

Finishing

All windows are pre-finished with our three step finishing process. Windows are supplied fully finished with Stewart Brannen Millworks Coastal Shield® finishing system. Our system provides the highest protection while enhancing the natural finish of the wood.

Sizing

We offer a full range of custom sizes and shapes for your specific needs. Please contact Stewart Brannen Millwork for sizing assistance. Impact rated units subject to maximum rated test size.





Triple Hung, SDL Impact Rated



Double Hung, SDL, Impact Rated



Double hung, SDL, Impact Rated,
Shutters and round Transom







Inswing Casement windows are customized to open either from the left or the right with the hinges running vertically along the side. They are available in both single or double casement units that share a common frame. In the closed position, the sash hugs tightly to the frame, where weather-stripping prevents air infiltration and promotes energy efficiency. In the open position the entire sash opens inward you are able to benefit from maximum light and ventilation.

Our inswing windows are offered with secure locking systems and are crafted using today's cutting edge technology. The look and security of your home is our number one priority.



- Each unit is custom made to order
- Architects and clients have complete design flexibility
- Can be made in a wide range of configurations
- Multitude of profiles with the ability to create custom profiles
- Hung with solid brass hinges
- Lock with multipoint gears featuring stainless steel shootbolts
- Pre-finished using the best coating systems on the market

- Offered in various wood species
- Wood framed hinged screens or concealed retractable screens
- Traditional stays mounted on sill can lock the sashes in any position
- Multitude of hardware options available
- Can be offered with true divided lites and decorative glass (not offered on Impacted Rated Units)



Wood

Standard products use several species of mahogany. Many other varieties of wood are available upon request. All of our products are kiln dried to within 6-10% humidity before fabrication to prevent unwanted wood shrinkage and growth.

Locking system

Our Inswing casement windows use a multipoint locking system that is controlled by a single lever. The single lever design provides easy operation, superb air sealing and utmost protection. The lever engages double locking mechanisms located on the top and bottom of the sash. An additional locking bolt in the center of the sash may be used depending on window height.

Screens

Concealed roll-down or custom wood swinging screens are available. 18 X16 mesh is standard in charcoal fiberglass; other screen colors are available upon request. Custom interior or exterior screens are also available in many configurations such as sunscreens or blackout screens.



Glazing

All glazing is done per project specifications. Stewart Brannen Millworks uses Cardinal Glass and can accommodate most configurations and make ups from 1/4" single glazed (non-impact) to 1 3/16" laminated/insulated impact rated glass. Also available with flat or raised wood paneling. Monolithic, laminated, insulated, tinted and low-e glass is available.

Weather Stripping

All windows include a full perimeter EPDM gasket with mitered corners at the interior of the sash to seal against the jamb. Also included is a full perimeter silicone gasket at the exterior of sash to seal between the jamb and sash edge to ensure an air and water tight seal.

Finishing

All windows are pre-finished with our three step finishing process. Windows are supplied fully finished with Stewart Brannen Millworks Coastal Shield ® finishing system. Our system provides the highest protection while enhancing the natural finish of the wood.

Sizing

We offer a full range of custom sizes and shapes for your specific needs. Please contact Stewart Brannen Millwork for sizing assistance. Impact rated units subject to maximum rated test size.





Inswing Casement, SDL, Impact Rated, Cremone Bolt

Inswing Casement, SDL, Impact Rated





Fixed windows add a unique architectural element to a home. They are the ideal window choice for difficult to reach places to illuminate with natural light. Fixed picture windows provide unobstructed views and are ideal for places where ventilation is not a concern. Fixed windows are available in almost any shape and size that you can imagine. We can create a one of a kind architectural shaped fixed window to compliment your design and make your dream home one of a kind.



- Each unit is custom made to order
- Architects and clients have complete design flexibility
- Can be made in a wide range of configurations
- Multitude of profiles with the ability to create custom profiles
- Pr-finished using the best coating systems on the market
- Offered in various wood species
- Multitude of hardware options available



Wood

Standard products use several species of mahogany. Many other varieties of wood are available upon request. All of our products are kiln dried to within 6-10% humidity before fabrication to prevent unwanted wood shrinkage and growth.

Glazing

All glazing is done per project specifications. Stewart Brannen Millworks uses Cardinal Glass and can accommodate most configurations and make ups from $\frac{1}{4}$ " single glazed (non-impact) to $1\frac{3}{16}$ " laminated/insulated impact rated glass.

Weather Stripping

A jamb runs around the entire window perimeter to create a tight seal against air and water infiltration.

Finishing

All windows are pre-finished with our three step finishing process. Windows are supplied fully finished with Stewart Brannen Millworks Coastal Shield® finishing system. Our system provides the highest protection while enhancing the natural finish of the wood.

Sizing

We offer a full range of custom sizes and shapes for your specific needs. Please contact Stewart Brannen Millwork for sizing assistance. Impact rated units subject to maximum rated test size.





Barbed Quatrefoil, SDL,
Impact Rated

Architectural Shape, SDL





ALDER



CHERRY



CHESTNUT



IROKO



NEW HEART PINE



ROYAL MAHOGANY



SAPELE MAHOGANY



SWEDISH PINE



FINISH

STEWART BRANNEN MILLWORK

AMERICAN WALNUT



CHESTNUT



MAHOGANY



BRENNER WALNUT



STEEL METALLIC FINISH



BRONZE METALLIC FINISH



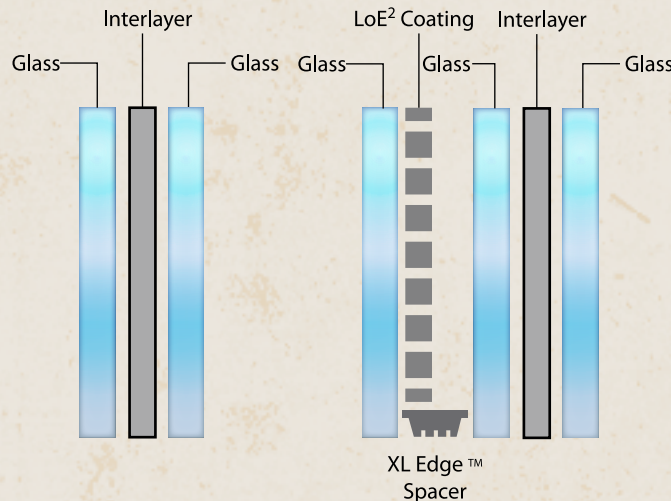
Stewart Brannen Millwork uses Cardinal Glass for all of our Insulated Glass (IG) and Impact Resistant Glass needs. The following details just a few of the benefits that Cardinal Glass provides.

INSULATED GLASS FEATURING THE XL EDGE™ SPACER

All of our IG units are ordered with Cardinal's XL Edge spacer and their stainless steel grills in the air (GIA), if applicable. The XL Edge uses a stainless steel spacer with airtight bent corners and their very own dual seal system. The benefits of having this incorporated into their design is the unmatched 20 year, 200% credit warranty against seal failure. Other spacers and GIA are available upon special request but will lower the products warranty. The IG units from Cardinal come in a variety of options including LoE² coatings, tempering, internal grills and bars, along with custom shapes and sizes.

INSULATED GLASS - SEA STORM™ SGP

We use Cardinal's Sea Storm SGP Monolithic Laminated Glass (LG) in all of our impact applications. This has been used in all of our test units and have been approved for our impact ratings. What separates this glass from all of the other impact resistant products is its Dupont SentryGlass plus interlayer. This .90" thick interlayer has five times the tear strength and is 100 times as rigid as a standard PVB interlayer. It is only available in clear, but it can be laminated with any of the standard colors of glass and with the coating. We also offer IG impact glass which uses the standard SeaStorm SGP Monolithic LG and combines it with Cardinal's insulating glass system benefiting from the best of both worlds.



PRESERVE FILM

All of our insulating glass (IG) units from Cardinal come covered with Preserve™. This is a great option that will be sure to make the cleanup and finishing process even easier for the end customer. Preserve is a removable protective film that is applied by Cardinal. The film keeps the glass clean and protected from the normal construction problems. When the job is complete, all you have to do is peel off Preserve and simply throw it away.



NEAT GLASS (LOW MAINTENANCE GLASS)

Cardinal also offers the next generation of its own Plus glass, the new Neat Glass. Neat is an invisible but durable coating of silicone dioxide applied to the exterior of the glass. This glass will stay cleaner, dry faster, and reduce possible water spots by dispersing the water more evenly across the surface. The glass reduces dirt.

GLASS OFFERED FOR WINDOW UNITS

Regular Window Glass

Single Glaze Clear
Single Glaze Antique
Single Glaze Clear Beveled
Single Glaze Narrow Reeded
Single Glaze Pattern 62
Single Glaze Rain
Single Glaze Gluechip
Single Glaze Flutex
Single Glaze Florex
Single Glaze Aquatex
Single Glaze Hammered
Single Glaze Industrex
Single Glaze Flemish (Glacier)
Single Glaze Tint
Insulated Clear
Insulated Clear Neat
Insulated LowE- 366
Insulated LowE- 366 Neat
Insulated Antique
Insulated Clear Beveled
Insulated Narrow Reeded
Insulated Pattern 62
Insulated Rain
Insulated Gluechip
Insulated Flutex
Insulated Florex
Insulated Aquatex
Insulated Hammered
Insulated Industrex
Insulated Flemish (Glacier)

Impact Door Glass

Impact Single Glaze Clear
Impact Single Glaze Tinted
Impact Single Glaze Turtle Glass
Impact Insulated Clear
Impact Insulated Clear Beveled
Impact Insulated Clear Neat
Impact Insulated LowE-366
Impact Insulated LowE-366 Neat
Impact Insulated Tinted
Impact Insulated Turtle Glass



LIMITED WARRANTY**PRODUCTS SUPPLIED WITHOUT A FACTORY FINISH**

All exterior products manufactured by Brannen Millwork Company or Stewart Brannen Millwork Company hereinafter referred to as THE MANUFACTURER (except those products expressly excluded from this warranty) are guaranteed for two years from date of shipment to be of good material and workmanship and to be free from defects at the time of shipment that would render them unserviceable or unfit for the ordinary purposes for which each product is recommended. Western Red Cedar, V.G. Fir, Sapele, Sipo, Spanish Cedar, Swedish Pine, Cypress, Mahogany, Cherry, Walnut, New Heart Pine and Heart Pine are considered exterior woods and are covered in this warranty. Interior products are guaranteed for five years.

THE MANUFACTURER will at its option, either (1) repair the product without charge, or (2) replace the product without charge in the same state of fitting and/or finishing as it was originally supplied or (3) refund the price received for the products, if the product is found not to comply with this warranty. The manufacturer shall not be liable for products repaired or replaced without its prior consent. Action on any claim for warp may be deferred at option of the manufacturer for a period not to exceed six months from the date of claim. All glass claims/failures will be deferred to the glass supplier's warranty.

A replacement door or part will be as originally purchased from THE MANUFACTURER, and specifically does not include freight, finishing or installation charges. It is understood that if merchandise is determined to be defective when a shipment is received, written notice must be sent to Brannen Millwork Company **immediately after receipt of the doors and before any hanging, fitting, or finishing charges have been incurred.**

To clarify further: if a visible and/or apparent defect exists upon your receipt and inspection of a door or doors from THE MANUFACTURER, it is imperative that we be notified before any further costs are incurred on that door or doors. We will not assume any liability for those costs.

Upon receipt of one or more of our doors, **any plastic wrap on the doors must be maintained intact until the doors are finished and the doors must be stored in a proper environment (defined as a controlled environment in which the relative humidity is no less than 40% and no greater than 60%).** It is required that you inspect the door or doors immediately. You should be checking:

- For the possibility of freight damage.
- To verify that you received what you ordered.
That each door is flat and straight and has no defects.

If there is freight damage, please note it on your freight bill and immediately notify THE MANUFACTURER so a freight claim can be filed.



Allowable Tolerances

Sashes shall be manufactured to a thickness tolerance of $+ 1/16"$ [$+ 1.6\text{mm}$] of specified thickness. Warp shall not be considered a defect unless it exceeds $1/4"$ in the plane of the door itself on doors up to $3'0"$ wide and $7'0"$ in height, or $.003"$ per inch in height for doors taller than $7'0"$. Warp is any distortion in the door itself and does not refer to the relation of the door to the frame or jamb in which it is hung. The term warp shall include bow, cup, and twist. In measuring the amount of warp present in a door the following method shall be used: Bow, cup, and twist shall be measured by placing a straight edge, tout wire or string on the suspected concave face of the door at any angle (i.e., horizontally, vertically, diagonally), with the door out of the frame. The measurement of bow, cup, and twist shall be made at the point of maximum distance between the bottom of the straight-edge, tout wire, or string and the face of the door. All Doors taller than 8-0 must have multipoint or surface bolts applied.

Exclusions from this Warranty

- Doors that are $1 \frac{1}{8}$ inch or $1 \frac{3}{8}"$ thick and larger than $3'0" \times 7'0"$ in height;
- Doors that are $1 \frac{3}{4}"$ thick and larger than $3-0 \times 8-0$;
- Doors that are $2 \frac{1}{4}"$ thick and larger than $3-6 \times 8-0$;
- Doors that are $2 \frac{11}{16}"$ thick and larger than $4-0 \times 10-0$;
- Water infiltration on door units built using the basic or standard frames. All side hinged doors will leak if there is enough wind pressure on them, which is why the building codes exclude them from the water test. Our inswing rated units in standard frames pass the water test at Zero pressure only. Our outswing doors with our impact bumper sills will pass the water test at the units rated design pressure;
- The appearance of field finished products is not covered by this warranty in any event;
- Natural variations in the color or texture of the wood are not to be considered as defects;
- Surface checking wood, panels, and joint shrinkage less than $.05"$ wide by 30% of the joint length are not considered defects;
- Failure to follow the "Handling, Storing, and Job Finishing Instructions" as outlined in this warranty;
- Failure to install the product with the sill level, jambs plumb and all frame parts in the same plane;
- Any product repaired, returned or replaced without prior consent;
- This warranty does not cover any deterioration caused by failure to protect and finish all exposed surfaces (all six sides) and edges of the product immediately upon installation or removal of plastic wrap and finish must be maintained by homeowner;
- Panel splits in edge glued panels;
- No warranty on gates, or doors used in a gate application;
- Doors that have solid stiles specified by the customer are excluded from this warranty;
- Any special custom product manufactured according to the customer's specifications



- Damage caused by others, or by any cause outside the control of Brannen Millwork Company, including but not limited to damage caused by misuse, abuse, accidents, mishandling, or by fire, flood, earthquake, storm, or other acts of nature;
- Excessive trimming of a door: more than ½" in width;
- Panel shrinkage and misalignment, which leaves an unstained line along the edge of the panel, this is caused by differences in temperature and humidity, and is not a defect;
- **Slight expansion and contraction of the door due to changes in temperature and humidity are not defects (once the door achieves equilibrium with its environment slight trimming and a touch-up of the finish can be expected);**
- Wood sills.

GLASS WARRANTY

Insulated Glass: THE MANUFACTURER warrants that each glass product will be free from material obstruction of vision as a result of fogging or film formation on the internal glass surfaces caused by failure of the hermetic seal due to defects in material or workmanship, for a period of twenty years from and after the date of THE MANUFACTURER manufacture of the product. If any breach of this warranty is reported to THE MANUFACTURER before the end of the tenth year from the date of manufacture, THE MANUFACTURER will:

- Provide a replacement product and re-glaze the product. We will not be responsible for refinishing the sash or door.
- The warranty there on will extend for the balance of the original ten-year period.

Impact Rated Glass: THE MANUFACTURER warrants that laminated glass products will not have defects in material or workmanship for a period of (10) years from the purchase date, which cause delaminating of the laminated glass resulting in materially obstructed vision through the laminated glass.

If any breach of the preceding limited warranty respecting laminated glass is reported to THE MANUFACTURER before the end of the limited warranty period by the customer, THE MANUFACTURER will:

Provide a replacement product and re-glaze the product. We will not be responsible for refinishing the sash or door.

Scratched glass- We carefully examine all glass before installing it into our product. We expect you to inspect the product when you receive it. A claim for scratched glass must be made within 10 days of receiving the product or we will assume that the glass scratches were created on the jobsite.



EXTENDED WARRANTY (PRODUCTS SUPPLIED WITHOUT A FACTORY FINISH)

The customer may extend the exterior door warranty to five years from the purchase of product by completing the registration form and the requirements therein and submitting it to THE MANUFACTURER. The customer will receive a return letter stating enrollment in the extended warranty program. The extended warranty requires receipts showing purchase of approved finish material when the doors were installed. The extended warranty also requires maintenance of the finish to be applied between 12 to 24 months and then again 36 to 48 months from installation date. This must be documented with receipts of approved finish material. The documentation must be shown in the event of a claim. Enrolling in the extended warranty gives the manufacturer permission to make photographs of product for use in marketing materials for THE MANUFACTURER.

PREFINISHED WINDOWS AND DOORS BY THE MANUFACTURER

In order to facilitate the installation of our products, THE MANUFACTURER offers our products with a factory applied finish. We use the finest finish system available. We deliver the product with a complete finish applied which allows the product to be installed immediately into the openings. It is very unlikely however; that our products will be properly installed without incurring any mars and/or scuffs in the finish and the exterior trim will typically also have to be fastened to the framing. Some exterior trim will have to be shipped loose due to size of trim or multiple units may be jobsite installed and then trim applied. The anchor holes will need to be filled or plugged depending on the fasteners used. This means that it is impossible to install a prefinished unit from THE MANUFACTURER that will not have to be touched-up or recoated on the jobsite after it is installed. Our products can be quite large and are very heavy. It is unrealistic for the homeowner to think that pre-finished products from THE MANUFACTURER will be shipped and installed without a blemish to the finish on the product, in fact, proper installation will require the product to be touched up or recoated.

The finish applied by THE MANUFACTURER will have to be scuff sanded with fine sand paper and then recoated with an approved product at least on the areas where the finish has been altered.

FINISH WARRANTY

Painted and/or Pigmented Products: THE MANUFACTURER warrants its "Coastal Shield" finish system for a period of five (5) years from the date of delivery of the products. For this warranty to apply, the Buyer shall maintain the wood surfaces at least two (2) times a year, using only the maintenance products contained in the "Tips and Care Kit" supplied with the products, or any other maintenance product previously approved by Stewart Brannen. The products can only be applied at temperatures of fifty (50) to ninety (90) degrees Fahrenheit (10-30 degrees Celcius). A thorough maintenance of the wood surfaces will extend the duration of the finish while also refreshing its color and gloss.



Stained Products: THE MANUFACTURER warrants its "Coastal Shield" finish system for a period of three (3) years from the date of delivery of the products. For this warranty to apply, the Buyer shall maintain the wood surfaces at least two (2) times a year, using only the maintenance products contained in the "Tips and Care Kit" supplied with the products, or any other maintenance product previously approved by Stewart Brannen. The products can only be applied at temperatures of fifty (50) to ninety (90) degrees Fahrenheit (10-30 degrees Celcius).

A thorough maintenance of the wood surfaces will extend the duration of the finish while also refreshing its color and gloss. The warranty will not apply in the following conditions:

- Swelling of the wood due to an excessively high interior humidity;
- Misuse of the products;
- Inappropriate treatment (aggressive agents) or damages caused by impact;
- Color or surface differences due to the nature or characteristics of the wood;
- Damage subsequently caused by other workers on the site;
- Normal reduction of brilliance.

MAINTENANCE:

Proper Procedures for Cleaning Cardinal Architectural Glass:

1. Initially spray glass with standard approved glass cleaners such as Windex®, Vinegar/Water, Isopropyl alcohol/Water or Rain-X® Glass Cleaner.
2. Wipe dry using paper towel. If possible use the Sellars® brand of shop paper towels. Unlike common paper towels these do not leave a residue on the glass. This should be adequate for routine window maintenance.
3. In the event of stubborn residue that cannot be removed with the above steps the following light abrasive cleaners are approved to be utilized:

- Cerium Oxide (Comes in a powder form to be mixed as a paste)
- Soft Scrub® non-bleach cleaner
- Crest® toothpaste (white not gel)
- Mr. Clean® Magic Erasers
- 3M® Light Duty Scouring Pads

All of the cleaners listed above have a light abrasive which will mechanically remove the stubborn residue from the glass, without scratching the glass.

4. Spread the light abrasive cleaner onto a moist paper towel, apply to glass. Rub in a circular motion over the area with the stubborn stain. It works best to clean a 2 X 2 foot area at a time. Depending on the stubbornness of the residue, more than one application of the mild abrasive cleaner may be required. After cleaning with the mild abrasive cleaner, wipe the area with tap water. It may take additional cleaning with water to remove the residue left from the mild abrasive cleaner.
5. Do a final cleaning with soap and water.



Periodic Maintenance of Windows and Doors:**A. General Cleaning Information:**

1. Common household or light industrial cleaners are recommended.
2. Squeegees are the most effective method for cleaning glass and are necessary for exterior cleaning from interior of unit.

B. Cleaning and Maintaining Hardware:

1. The cleaning of hardware is best accomplished by brushing out or wiping all hinge tracks to free dirt and dust. Light washing should restore all finished surfaces to original appearance.
2. Periodic checking and adjustment of all screws may be necessary as some may loosen over an extended period of use.
3. If lubrication of hardware appears necessary, a light film of lubricant may be applied. Dry lubricant is recommended.

C. Maintaining Coastal Shield® Wood Finish:

1. Cleaning: This is extremely important operation that should not be underestimated. It should be carried out by cleaning external surfaces of all wooden elements once every six months to twelve months. Bi-annual cleanings are recommended. Cleaning should be performed using a product that does not contain alcohol or ammonia; these ingredients will damage the wood surface.

2. Regular Refreshment: This is very simple to do and considerably increases the duration of the coating, making renovation less frequent. This operation should be carried out once every 12 months in order to ensure fixtures remain in prime condition. After having carefully cleaned the fixture apply only refreshment products provided in the Coastal Shield Maintenance kit or other wood care products approved by Brannen Millwork. These products will restore the fixture to its original splendor and the film to its original state, regenerating the thin layer of coating that has been worn by weathering. Be sure to only apply products according to product directions distributing evenly using a microfiber cloth and polishing the surface, turning the cloth over regularly.

3. Renovation: This must be carried out when the coating has become rough to the touch and lost consistency and shine.



How to proceed:

- Clean the surfaces using above mention cleaning detergent
- Sand the surfaces using abrasive paper of grain 280. Avoid rubbing the corners too hard or color will be removed. The surface should look matte and even.
- Carefully remove all dust
- Apply a water-based top coat with a transparent brush.
- Avoid coating in the bright sunlight or below 10° C. Do not apply the coating to the rubber seals.
- Continue to renovate annually.

4. **Restoration:** This should be carried out if the coating has become matte with cracks showing.

How to proceed:

- Sand the ruined surfaces with 120 grade abrasive paper. Completely remove the whole of the flaking surface and parts of coating that are not perfectly fixed.
- Apply water based preservative to the parts where the wood is revealed, always choosing a color that is slightly lighter than the existing one, as the wood, ruined by the UV rays and weathering, is more absorbent and the fixture may otherwise be darkened excessively. Do not apply preservative to the parts of coating still present as this would prejudice adhesion of the subsequent layers of water-based coating.
- Once correctly dried, apply a water-based top coat to create a small base layer. Wait at least four hours and sand with a 220 grade abrasive paper and remove dust.
- Apply a second coat of water-based top coat. The fixtures can be re-installed 24 hours later. Avoid coating in the bright sunlight or below 10° C. Do not apply the coating to the rubber seals.

WINDOWS AND DOORS INSTALLED NEAR MASONRY OR TILE:

Skilled masons know that the brick, stone, concrete, plaster and mortar they use to construct durable buildings require considerable care to prevent them coming into contact with and damaging, other building materials prior to the building being completed.

Before Work Commences:

- All windows, doors, casings, sills and other at-risk items should be masked by competent tradespersons. The masking should not be removed until the work is fully completed. This includes sealing and painting of all mortar surfaces over which surface water will flow onto vulnerable construction components – i.e. windows and doors.
- The masking should be routinely inspected for damage as torn or loose masking will not achieve adequate protection.
- Only use masking tapes that will not leave an adhesive film or cause any damage when removed – i.e. painter's tape.

Clean-Up:

- Exercise great care with acid wash and NEVER use it above or near a window or door.
- After removing all masking products, the requirement for cleanup should be minimal. Physically touching the windows and glass should be avoided as much as possible. Instead use a low pressure hose to "soak" the window. Use a gentle window washing brush and mild detergent (pH neutral dish wash) as required. Finally rinse with clean water.



- After ensuring the clean window or door has no grit remaining, a squeegee can be used to remove the residual water film.
- Do not use cloths that might contain or transfer grit - as they will scratch the glass as well as any powder-coated or anodized finish.
- Under no circumstances should scrapers be used on glass or powder-coat and anodized surfaces.

Direct Mortar Contact:

- Alkaline cement will attack the finish causing it to discolor. Strong alkaline mortar acts like a paint stripper on surface coated finishes.
- Alkaline cement can attack metals as well, for example:
 - o Aluminum
 - o Copper
 - o Lead
 - o Zinc
- Attacks on these metals can occur over a longer period of time if the building design does not adequately protect these materials by using the correct protection sealants and flashing designs.

Water Run-Off From Cement Surfaces:

- Rainwater, running over mortar and plaster surfaces dissolves the aggressive alkaline chemicals. The dissolved chemicals in the run-off water can quickly corrode the metals they come into contact with. The longer the contact period, the more severe the corrosion will become. A frequent washing regimen should be implemented for all external surfaces on the completed building.
- Alkaline cement in water run-off can irreparably damage painted and anodized surfaces. For example windows, doors, casings, fascia, and flashings.
- Alkaline cement in water run-off, can irreparably damage the glass as well.

Abrasion:

- Brick, stone, concrete, plaster and mortar can remain dusty and gritty for some time after construction is complete. Extreme care should be taken to ensure that other building products are not scratched as a result of transferring grit from the masonry products onto other building surfaces.



- Glass is particularly susceptible to scratching. Glass can be damaged from grit embedded in cleaning cloths that have been used to wash other dusty, gritty surfaces.
- Pre-finished windows and doors, as well as, any prefinished aluminum, either anodized or powder-coated is susceptible to scratching from grit contained in cleaning cloths. To avoid scratching on joinery and glass, spills are best hosed off as opposed to wiping with a cloth.
- Acid Wash:
- Some masons use an acid wash to remove unsightly mortar splashes from completed masonry work. Hydrochloric acid based washes break down the cement splashes which have occurred during the mortar process, enabling the splashes to be removed by hosing. This leaves the bricks in a clean condition.
- However, acid washes are extremely corrosive to the finish, many metals and surfaces and will attack powder-coated, anodized and glass surfaces. Some specialty glasses have invisible metal oxide surfaces which control solar radiation, preventing the solar radiation from entering the building. Acid washes can destroy this expensive solar control coating leaving it in a visually marked condition.

ANY DEVIATIONS FROM THE AFOREMENTIONED GUIDELINES PRESCRIBED FOR THE TREATMENT AND/OR CARE OF WINDOWS OR DOORS INSTALLED NEAR MASONRY OR TILE WILL BE DEEMED AS INAPPROPRIATE TREATMENT AND WILL THEREFORE EXCLUDE ALL PRODUCTS FROM THIS WARRANTY.

This document shall be deemed a warranty by description. If examples were shown to the Buyer, the same were for general informational purposes only and shall not be deemed a warranty by sample or model or otherwise have any legal effect.

The warranties in this contract are in lieu of all other warranties, express or implied, including, without limitation, any warranties of merchantability or fitness for a particular purpose, and shall be the sole and exclusive remedy available to the customer. The maximum liability, if any, of Stewart Brannen for all direct damages is limited to an amount not to exceed the price of the particular goods. In no event shall Stewart Brannen be liable for any special, incidental or consequential damages, including, without limitation, lost revenues and profits, even if it has been advised of the possibility of such damages.

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 also have other rights which vary from state to state.





STEWART BRANNEN
MILLWORKS

3379 Hwy. 46 • Register, GA 30452
(912) 488-2397 (P) • (912) 488-2253 (F)

www.brannenmillwork.com