



Residential Products Limited 5-Year Warranty

*Classic Series Basement Doors, Ultra Series Basement Doors,
ScapeWEL Window Wells, StakWEL Window Wells*

Every BILCO product is designed to operate properly and to provide trouble-free service. Should a part fail to function, due to defects in material or workmanship during normal use, a new part will be furnished by The BILCO Company. This warranty extends for a period of 5 Years* from the date of purchase. If proof of purchase is not available, the warranty period will begin from the date of manufacture.

***Product Finish Warranty**

Classic Series Basement Doors - Powder Coat Paint Finish:

The factory applied powder coat paint finish on BILCO Classic Series Basement Doors carries a **one-year warranty** against flaking, peeling, or blistering under normal conditions. This warranty excludes damage caused during the product installation process or resulting from falling objects, scratching, abrading, misuse or abuse of the product in any way, and damage created by salt spray, including exposure to coastal conditions** (within a 5-mile proximity).

Classic Series Basement Doors - Primer Finish

Doors must be painted within forty-five (45) days of installation to maintain the limited five-year warranty. BILCO recommends using oil based exterior enamel. For best results, carefully follow directions on the paint manufacturer's label. This warranty excludes damage created by salt spray, including exposure to coastal conditions** (within a 5-mile proximity).

**For homes located in coastal areas, BILCO offers the Ultra Series Basement Door model. This model is constructed of corrosion resistant high-density polyethylene.

Filing a Warranty Claim

Please use the link below to send product serial number, proof of purchase and installation date, and photos showing your warranty claim issue to BILCO's customer service department. No claim will be processed until requested photos are received.

The BILCO Company
Customer Service
3400 Jim Granger Drive
Zanesville, OH 43701
<https://www.bilco.com/Submit-Service-Job>

BILCO will acknowledge receipt of your claim and begin and review. If the product does not have a defect covered by the warranty, BILCO may charge an inspection fee for onsite inspection that you request. If repair is not practicable and replacement is not reasonably available, BILCO in its sole discretion may choose to, a) refund the purchase price of the affected unit, or, b) provide a replacement product at a prorated cost based on the table below. In no event shall BILCO's liability hereunder exceed the purchase price of the affected product(s).

Warranty Proration Table

Less than 2 Years*	100%	*Exclusion: Classic series basement doors have a one-year warranty on the powder coat paint finish. See above.
2-3 Years	80%	
3-4 Years	60%	
4-5 Years	50%	

Warranty Conditions:

1. Replaced or repaired products are covered for the balance of the original warranty period only. BILCO reserves the right to refund the purchase price in lieu of repair or replacement as stated herein.
2. Individuals must use standard reasonable care in backfilling window wells and must adhere to BILCO backfill instructions or this limited warranty may become void.
3. Determining the suitability and compliance with local or other applicable building codes or standards, of all building components, including: the use of any BILCO product, and the design and installation of any flashing or sealing system, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional. BILCO will not be liable for any problem or damage relating to inappropriate or faulty building design or construction, maintenance, installation, or selection of products.
4. BILCO reserves the right to discontinue or make changes to any of its products. In the event the products covered by these warranties are not available, The BILCO Company reserves the right to substitute a product or component that, in BILCO's sole discretion, is equal in quality or price.

Warranty Exclusions:

1. Products that have been subjected to misuse, abuse, neglect, or improper handling or storage.
2. Defects and damages resulting from improper product installation resulting from failure to follow BILCO's installation instructions and guidelines.
3. Impact of foreign objects, or any act of god.
4. Defects in, failure of, or damage to the basement wall or material against which the product is installed or defects in the product caused by movement, distortion, cracking or settling of the foundation of the building.
5. Distortion of parts caused by backfilling or settling of the backfill medium.
6. Any damages resulting from any other cause not involving manufacturer defects in material.
7. Condensation on product surfaces caused by atmospheric conditions.
8. Corrosion due to salt spray or exposure to coastal conditions (5-mile proximity to coastal conditions).
9. Cost of labor required to install replacement product or to remove and dispose of any damaged product.
10. An application or condition that exceeds product design standards and/or certified performance specifications.
11. Cost of repair or replacement performed without BILCO's written consent.
12. Cost associated with any unsatisfactory condition or appearance resulting from homeowner neglect or failure to properly maintain the product(s).
13. Shipping costs for replacement products.
14. Costs in excess of the value of the replacement material required to complete any repair made pursuant to this warranty.
15. Costs associated with normal wear and tear, natural weathering of surfaces and/or fastening hardware.
16. Basement Door Weather Strip Kit- 1 Year warranty on manufacturer defects only. Non-returnable item.

Disclaimer: THESE LIMITED WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER REMEDIES, WARRANTIES, GUARANTIES, OR LIABILITIES, EXPRESSED NOR IMPLIED, ARISING BY LAW OR OTHERWISE (INCLUDING WITHOUT LIMITATION ANY WITH RESPECT TO FITNESS AND MERCHANTABILITY). THE BILCO COMPANY SHALL NOT BE LIABLE FOR AN INCIDENTAL OR CONSEQUENTIAL DAMAGES, REGARDLESS OF THE NATURE OF THE CLAIM OR WHETHER OR NOT OCCASIONED BY BILCO'S NEGLIGENCE. IN NO EVENT SHALL THE LIABILITY OF BILCO EXCEED THE PURCHASE PRICE OF THE AFFECTED PRODUCTS. Depending on the state in which you live, these limitations and exclusions may not apply to you. This warranty shall not be extended, altered or varied except by a written instrument signed by The BILCO Company. This warranty is effective for all BILCO Residential Products (listed above) manufactured on or after 06/19/2019. This warranty, together with the BILCO product specification sheet and installation instructions for the specific product, set out the entire liability for The BILCO Company regarding its products. The BILCO specification sheet and installation instructions contain important information related to BILCO products. If these materials have not been provided, they may be obtained at www.bilco.com.