

Tips for window wells

You need to consider installing a window well if the bottom of the basement window frame is at or near ground level. Measure before you buy; window wells come in different sizes.

If your existing window well is too low, you need to install an extended window well to achieve proper grade away from your house.

You may also want to install window well covers to prevent precipitation and debris from entering the window well. Consider proper grading when completing the installation of window wells.

For additional assistance contact a landscaping or foundation professional to assess the window well.

WINDOW WELLS

Inspection and Maintenance

WINDOW WELLS

Window wells protect basement windows from dirt and water while directing stormwater into the weeping tile system of your home. A window well is a U-shaped, ribbed, light metal product that surrounds the window and is tight against the basement wall. Window wells should be at least 3-4" above your grade and extend to 6" below your window. Fill the bottom of the well with washed rock to ensure proper drainage.

To ensure proper function of the window well you should:

- Clean the inside area of all dirt and debris in the spring and fall and after major weather events.
- Check to make sure the washed rock at the bottom of the well is three to six inches below the bottom of the window. This will allow water to drain and filter to the weeping tile reducing the impact of water on your foundation.
- Grade the surface outside the window well in the same way as the rest of the house.

Note: Do not use your window wells as a storage space. This may disrupt the drainage function of the window well and compromise your foundation or windows.

When do I need to put in a window well?

If the bottom of the basement window frame is at or near ground level you should have a window well.

