

LAKE
WASHINGTON
WINDOWS & DOORS
A Name You Can Trust!



WINDOWS | PATIO DOORS | PET DOORS





WE PROMISE TO TREAT YOUR HOME LIKE OURS



EXPERTISE: With 575+ combined years of experience, our team ensures precision and craftsmanship in every window and door replacement.



INNOVATIVE: Our exclusive Leak Armor Installation provides superior protection from water damage and maximizes energy efficiency.



REPUTATION: Our 4.9-star rating from over 1,000 reviews is a testament to our dedication to delivering outstanding results.



QUALITY: We offer a lifetime guarantee on all installations, backed by AAMA certification and 5-star energy ratings.



5-STAR SERVICE: We treat your home with care, providing clear communication and exceptional service throughout the process.

A NAME YOU CAN TRUST

At Lake Washington Windows and Doors, we've built our reputation on trust, hard work, and a commitment to delivering the best service since 2008.

Our mission is simple: to be the best window and door company in Washington by offering top-notch customer care at every step.

We treat every home with the utmost respect, ensuring clear communication, quality products, and seamless installations. Our team is dedicated to continuous improvement and providing a hassle-free experience, from your first consultation to the final clean-up.

With a 4.9-star rating from over 1,000 reviews, our priority is your satisfaction, because we believe your home deserves nothing less.

GC License #LAKEWWW901K5





Leak Armor Guarantee: Trusted Protection for Life

As an AAMA-certified company, we adhere to the highest industry standards, ensuring your windows and doors are installed with precision and care.

With a method perfected over thousands of installations, we seal every window and door to protect your home from rain, drafts, and moisture.

Our Lifetime Leak Armor Guarantee offers unmatched quality and lasting durability—protection you can trust for your home and your wallet.



Limited Double Lifetime Warranty

Anlin Windows and Doors are backed by the best warranty and consumer services in the industry. Accidental glass breakage, parts, labor and even shipping to make covered repairs will be free of charge to you. Anlin Limited Double Lifetime Warranty coverage is also transferable to the next subsequent owner if you sell your home.

Visit [Anlin.com](https://www.anlin.com) | For Information on Proper Care, Maintenance and Warranty Coverage.
Anlin Windows & Doors • 800. 287. 7996 • 1665 Tollhouse Road • Clovis, California 93611



MEET ADRIAN AU

FOUNDER OF LAKE WASHINGTON WINDOWS & DOORS



A Legacy of Quality and Trust

At Lake Washington Windows & Doors, we've been transforming homes since 2008 with one simple mission: to make a meaningful difference in the lives of our customers and employees. With over 35 years of experience in the window and door industry, my journey started with one of the nation's leading window manufacturers, where I gained firsthand insight into what you truly value.

I've learned what truly impacts your experience as a homeowner seeking contractor services: Consistent communication, quality products and workmanship, and white-glove service that exceed expectations. Qualities not necessarily associated with the industry. That's why I set out to create a company where excellence isn't just a promise but a standard. Inspired by the unmatched quality and service of Nordstrom, my team and I are dedicated to providing you with premium products, expert craftsmanship, and a seamless experience, all at an exceptional value. Your home deserves nothing less.



Your satisfaction, our priority

Your home deserves the best, especially when it comes to windows and doors. With over 6,000 successful projects completed and more than 31,000 units installed, we deliver premium solutions backed by innovative design, exceptional craftsmanship, and lasting durability. Proudly rated 4.9 stars by over 1,000 satisfied customers, we're committed to excellence in every detail.



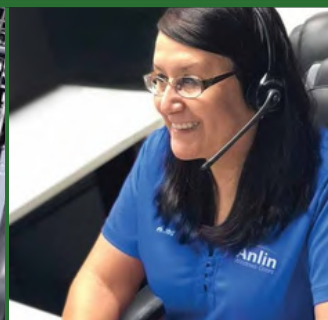
The Anlin Promise

Is a Balance of Excellence, Responsibility and Love for the Home



The 5 Star Difference

Energy Efficient Windows and Doors Made in America Anlin is a Green Company and Green Product Manufacturer Leading-Edge Energy Saving Technology High Tech Security Glass for Home Protection Antimicrobial Features for Healthier Living Outstanding Noise Reduction and Insulation Exceptional Quality, Safety, Service and Design The Only 5-Star Consumer Rated Window and Door Manufacturer





Anlin Del Mar Series

The Beauty of Symmetry

The Anlin Del Mar Series is symmetrically engineered with even sightlines for maximum beauty. This Anlin premium window series is fully loaded with exclusive feature upgrades for durability and the highest energy efficiency.



Anlin Del Mar Expanded Series

A Designer Frame with Maximum View

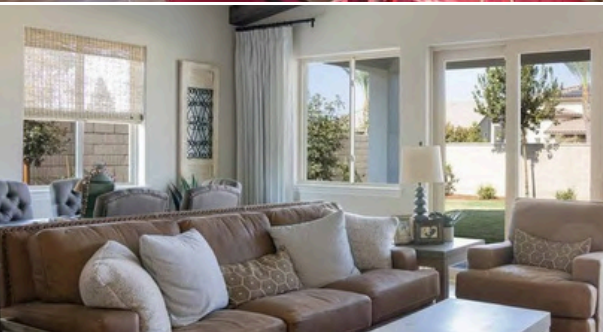
The Anlin Del Mar Expanded View Series provides additional glass viewing area with a narrow profile frame. This Anlin premium window series is engineered to achieve maximum energy saving performance while offering greater natural light.



Anlin Coronado Series

Flexibility to Complete Your Perfect Home Window Plan

The Anlin Coronado Series premium windows have a variety of operating styles, including double hung, double slider, casement and awning windows for superior fresh-air ventilation. Anlin Coronado can be incorporated into any home window plan with Anlin Del Mar or may be used throughout your home.



Anlin Malibu Door Series

Love the Way they Look and Feel

Anlin Malibu Series premium sliding and swinging patio doors are built for beauty, comfort and a lifetime of smooth operation. Fall in love with your home again.





The Art of Window and Door Frame Design

Anlin XTRU

Truly State of the Art Windows and Doors

Anlin XTRU is the true leader in window and door technology. Anlin's proprietary Titanium Dioxide Infused Vinyl Extrusion is architecturally engineered for superior strength, durability and energy efficiency. Anlin XTRU is certified in accordance with ASTM D4726 and AAMA 303-19. Anlin's proprietary designs are state of the art, with high temperature tolerance, low thermal expansion and are performance engineered. Anlin XTRU with air-tight fusion welded corners, provides combined features that surpass wood, fiberglass and metal in overall performance and longevity. Anlin XTRU has made AnlinWindows and Doors the envy of the industry and number one in customer satisfaction with an impressive Five Star consumer rating.

Anlin Premium Features

Anlin XTRU Architectural Frame with Foam Insulation

AnlinXTRU formula with innovative design, provides superior thermal values. AnlinComfort Core, low conductance green foam is inserted in specific dead air chambers in window frames for maximum energy efficiency.

Note: AnlinComfort Core Foam insulation is exclusive to AnlinDel Mar and AnlinDel Mar Expanded

Anlin High Quality Smooth Operation

Anlin Del Mar | Anlin Del Mar Expanded Series high-quality rollers and a constant-force stainless steel balance system ensures smooth operation of sliding and hung windows. Windows glide effortlessly, with rollers that have precision bearings and stainless steel axles for a lifetime of smooth operation.

Anlin Weather-Tight Seal

Anlin antimicrobial triple-fin weatherstrip with four barriers of filler provides a weather-tight seal blocking more wind, dirt, bacteria, moisture and sound.

Anlin Heavy-Duty Screen Frame with Antimicrobial Mesh & Watershed Coating

Anlin screens are infused with antimicrobial protection, providing clearer viewing, better airflow, insect protection and watershed technology. Anlin Aluma-Force heavy-duty screen frame is made to last with thick walls of extruded aluminum and the built-in pull rail provides easy removal.

Note: AnlinHeavy-Duty Screen Frame standard in AnlinDel Mar / AnlinDel Mar Expanded and available as an upgrade in Anlin Coronado

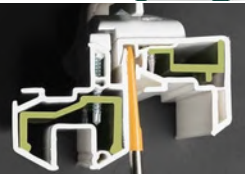
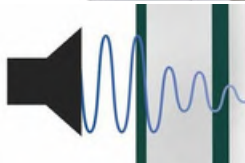
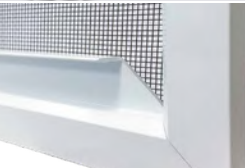
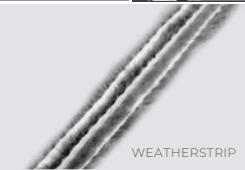
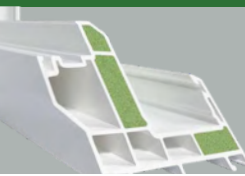
Anlin Sound Package

Anlin Sound Package reduces unwanted noise up to 50%. Varying thicknesses of glass reduce bounce and vibration and argon gas dampens transfer of sound waves. Don't let outside noise keep you from enjoying your dream home.

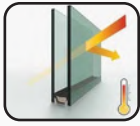
Note: AnlinSound Package standard in AnlinDel Mar / AnlinDel Mar Expanded and available as an upgrade in AnlinCoronado and Anlin Malibu

Anlin Security and Fiberglass Reinforcement

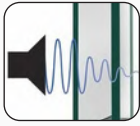
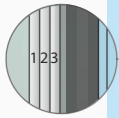
All lock hardware is securely attached to fiberglass reinforcement and a continuous interlocking rail prevents "jimmying" or access to the lock. All windows and doors pass the most stringent forced entry resistance test. AnlinInner Core, rigid ultra-strong fiberglass-reinforced inserts provides superior insulation and strength.



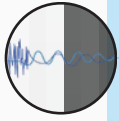
Del Mar Standard Glass



Anlin Infnit-e
3-layer Low-e Coating
95% UV Block



Anlin Sound Package
Reduce up to 50%
of outside noise



Anlin Glass Upgrades



Anlin SunMatrix
4-layer Low-e Coating
99% UV Block



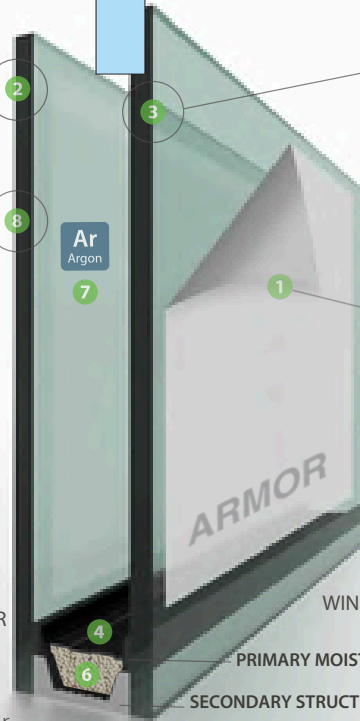
Anlin QuadraTherm
Multi-Layer Heat
Retention Coating



Anlin SunShield
Blue/Gray tint on the exterior glass for maximum solar protection against extreme temperatures and sun exposure.

WINDOW INTERIOR

WINDOW EXTERIOR



Anlin Armor™
Peel-Off Protective Film

Del Mar High Performance Glass

- Anlin Armor:** An easy peel-off protective film that keeps your windows in pristine condition throughout manufacturing, delivery, and installation.
- Anlin Infnit-e:** 3 Layers of energy efficient Low-E coating that reflects and substantially reduces the amount of solar heat entering the home.
- PLUS Easy Clean Coating:** An exterior coating that breaks down pollutants and dirt, keeping your windows clean longer.
- Platinum Elite Spacer:** The most advanced, thermally efficient, commercial rated, low conductance warm edge spacer in the industry.
- True Dual Seal:** A moisture vapor barrier (black), fused with a commercial rated structural silicone (gray), assures lifetime durability.
- Moisture Stop:** An advanced silica drying agent that continuously extracts any moisture vapor from within the unit.
- Argon Gas:** An invisible layer of insulation that slows the transfer of heat through the insulated glass. *Included*
- Sound Package:** Sound suppression technology reduces outside noise by up to 50% compared to typical dual pane windows.

Thermal Performance Numbers

Anlin Del Mar Series Single Slider and Single Hung Windows

Glass Package	Solar Heat Gain Coefficient		
	U-Factor	SHGC No-Grid	UV Block
Anlin Infnit-e with Argon Gas	0.27	0.22	95%
Anlin Infnit-e / QuadraTherm with Argon Gas	0.23	0.22	95%
Anlin SunMatrix with Argon Gas	0.27	0.18	99%
Anlin SunMatrix/ QuadraTherm with Argon Gas	0.23	0.17	99%
Anlin SunShield with Argon Gas	0.27	0.14	98%
Anlin SunShield/ QuadraTherm with Argon Gas	0.23	0.14	98%

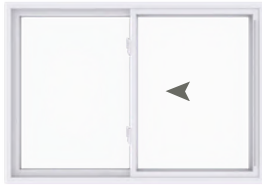
Anlin Malibu Sliding Doors with Standard 2 3/4" Rails

Glass Package	Solar Heat Gain Coefficient		
	U-Factor	SHGC No-Grid	UV Block
Anlin Infnit-e with Argon Gas	0.29	0.21	95%
Anlin Infnit-e / QuadraTherm with Argon Gas	0.25	0.21	95%
Anlin SunMatrix with Argon Gas	0.29	0.17	99%
Anlin SunMatrix / QuadraTherm with Argon Gas	0.25	0.17	99%
Anlin SunShield with Argon Gas	0.29	0.14	98%
Anlin SunShield/ QuadraTherm with Argon Gas	0.25	0.13	98%

Performance ratings are subject to change, refer to anlin.com for the most up to date information.

Window Types & Options

Anlin Del Mar / Del Mar Expanded Series



Single Slider



Single Hung

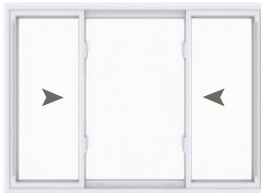


Picture



Geometric

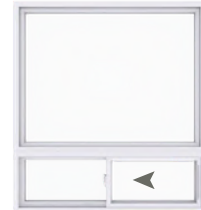
Configurations | Combine Window Types to Your Preference



End Vent Slider



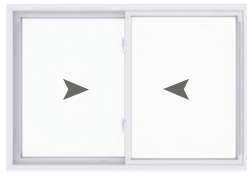
Single Hung / Picture / Single Hung



Picture Over Slider

Available in the Anlin Del Mar Series & Anlin Del Mar Expanded Series 2-7/8" Frame Depth

Anlin Coronado Series | Flexibility to Complete Your Perfect Home Window Plan



Double Slider



Double Hung



Casement



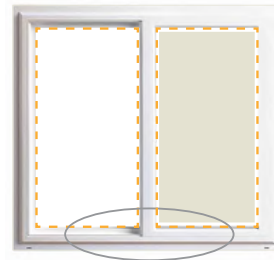
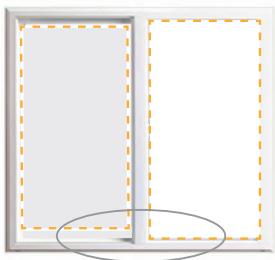
Awning

Superior Fresh-Air Ventilation Windows • Also Includes: Picture, Geometric, Bay, Bow, Garden

Available only in the Anlin Coronado Series 3-1/4" Frame Depth

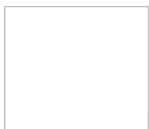
Narrow Profile Frame | Maximum Glass Viewing Area

Traditional Profile Frame | Even Sighline Balanced Look



Frame Colors

Anlin XTRU Exterior and Interior Colors



White

Exterior & Interior



Adobe

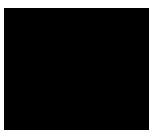
Exterior & Interior



Tan

Exterior & Interior

Anlin Designer Black™



Exterior & Interior Capstock
Available on select products

Anlin ThermaCoat Optional Exterior Colors

Anlin ThermaCoat / Solar Reflective Coatings will not only enhance your home's look, it will also keep your house cooler, regardless of color.



Architectural Black



Architectural Bronze



Architectural Silver



Classic Gray



Espresso



Taupe



Red Pepper



Rose Wood



Desert Tan



Sandstone



Divine Wine



Forest Green

Colors shown are for comparison purposes only. For actual color, view vinyl samples provided by Dealer in natural daylight

Hardware

Pull-Tight Cam Lock



True Action Lock



This optional system automatically locks when the sash is closed.

Available in White, Adobe, Tan, Bronze, Satin Black, Brushed Nickel, and Polished Brass

Sash Dead Bolt



Optional solid 1/4" stainless steel sash dead bolt provides added security.

Available only on sliding windows

Obscure Glass and Patterns

Obscure Glass Optional



Standard Obscure

Etch Matte

Glue Chip

Rain

Delta Frost

Reed

Flemish

Grids

Grid Styles Optional



5/8" Flat

5/8" Sculptured

1" Sculptured

Grid Patterns Optional

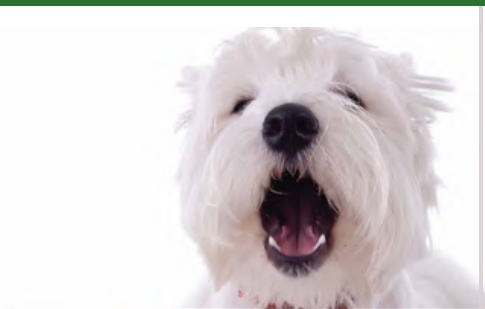


Colonial

Perimeter

Queen Anne

Premium Glass Features & Upgrades



Anlin SR50 Sound Reduction Glass Standard Del Mar Feature The Smart Choice to Block Out Unwanted Noise

AnlinSR50 Sound Reduction Glass is included with all Anlin Del Mar windows. This sound suppression technology reduces outside noise by up to 50% compared to standard dual pane windows.



Anlin First Guard Laminated Security Glass Optional Upgrade Peace of Mind is Knowing You'll Have Added Break-In Protection

AnlinFirst Guard Laminated Security Glass meets rigorous industry codes, including the American Society of Testing Materials standard for preventing forced entry ASTM F1233.



Anlin 4X Tempered Safety Glass Optional Upgrade You'll Rest Easy with Added Glass Strength and Safety

Anlin4X Tempered Safety Glass is up to Four Times Stronger than standard glass. If tempered glass breaks, its small pieces are considered a break-safe pattern. Anlin4X Tempered Safety Glass meets safety codes, such as ANSI Z97.1-2015 and CPSC 16CFR 1201 Category II.

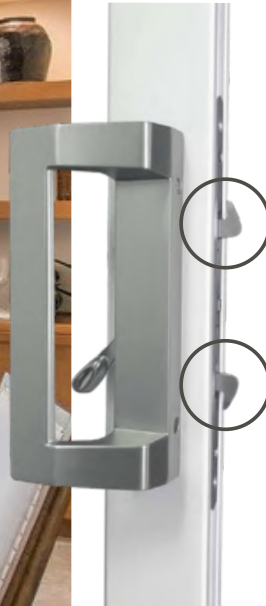
Malibu Sliding Doors

Anlin Malibu sliding doors are built to last and operate smoothly for a lifetime.



Sliding Patio Door Features & Options

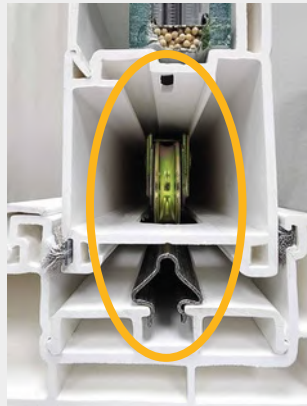
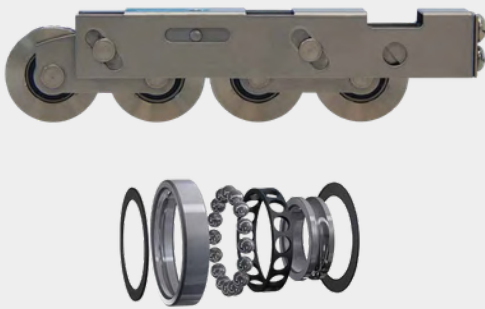
Two heavy-duty hooks move outward to engage the keeper, which securely locks the door at the jamb.



Satin Nickel handle shown in photo.
(Optional Upgrade)

QuadraGlide™ Rollers

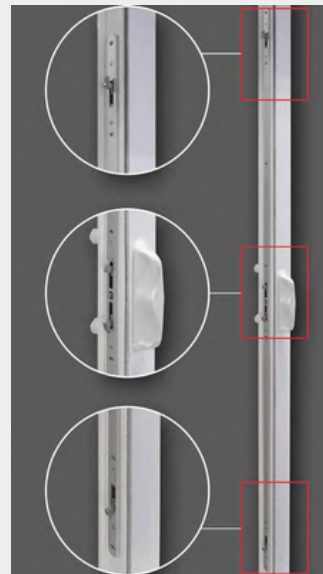
Anlin QuadraGlide™ rollers are made with sealed, precision bearings for a lifetime of trouble-free operation. Stainless steel option shown.



Heavy Duty Roller Track

Door rollers glide over a durable, one-piece stainless steel track with effortless operation for a lifetime.

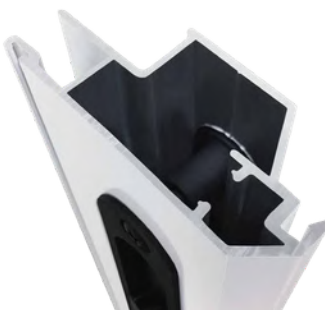
Quad-Lock Locking Hooks



Optional upgrade with 2 additional heavy-duty hooks for sliding patio doors for a total of 4 locking points, increasing security and peace of mind.

Not available in OXXO configuration. Key lock option not available with Quad-Lock.

Anlin Aluma-Force™ patio screen frame is made to last with thick walls of extruded aluminum and built with a flush-mounted handle and self-latching hardware.



Optional solid 3/8" stainless steel dead bolt provides added security on sliding patio doors.

Door Configurations

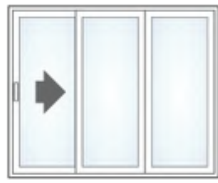
As viewed from the outside



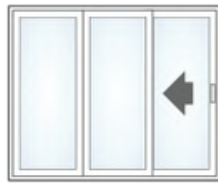
XO
Sliding / Fixed



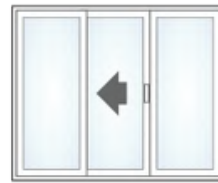
OX
Fixed / Sliding



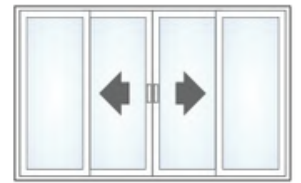
XOO
Sliding / Fixed / Fixed



OOX
Fixed / Fixed / Sliding



OXO
Fixed / Sliding / Fixed



OXXO
Fixed / Sliding / Sliding / Fixed

Door Configurations with Transom

Transom not available on OXXO configuration.



XO
Sliding / Fixed



OX
Fixed / Sliding



XOO
Sliding / Fixed / Fixed



OOX
Fixed / Fixed / Sliding



OXO
Fixed / Sliding / Fixed

Rail Styles



Standard Style
2-3/4" Rail



French Style
4-1/2" Rail

Frame Types



Block



Flush Fin
(Optional)



Brickmould
(Optional)

Block and Nail Fin are standard. Available in nail fin frame for new construction

Sliding Door Handles

Traditional



White
Standard



Adobe
Standard



Tan
Standard



Satin Black
Upgrade



Bronze
Upgrade



Satin Nickel
Upgrade



Polished Brass
Upgrade

Contemporary



White
Standard



Adobe
Standard



Tan
Standard



Satin Black
Upgrade



Bronze
Upgrade



Satin Nickel
Upgrade



Polished Brass
Upgrade

Sliding patio doors are available with the same frame colors, grid styles, and grid patterns as windows.

Malibu Swinging French Doors

Anlin Malibu swinging doors enhance your home's style with a variety of configurations and options.



Swinging French Door Features & Options

Three-Point Locking System

The keyed lock activates three solid metal posts, one each at the top, middle and bottom of door, while a dead bolt adds yet another level of security.

Sample Configurations

As viewed from the outside.



X Swing **XO** Swing / Fixed **OX** Fixed / Swing **OXO** Fixed / Swing / Fixed **XX** Swing / Swing **OXXO** Fixed / Swing / Swing / Fixed

Available in heights from 6' to 8' and can be in-swing or out-swing as an option.

Operable Sidelights



Available as in-swing only and include screens on the outside.

Frame Types



Block **Flush Fin (Optional)** **Brickmould (Optional)**

Block and Nail Fin are standard.
Available in nail fin frame for new construction

Swinging French doors are available with the same frame colors, grid styles, and grid patterns as windows

Door Handles

Traditional



White Standard **Satin** Upgrade **Black** Upgrade **Bronze** Upgrade **Satin Nickel** Upgrade **Polished Brass** Upgrade

Contemporary



White Standard **Satin** Upgrade **Black** Upgrade **Bronze** Upgrade **Satin Nickel** Upgrade **Polished Brass** Upgrade



Freedom For You And Your Pets!



Pet Doors

Pets that can get out to exercise tend to be healthier and happier.

Anlin Malibu sliding doors and swinging French doors can be made with an in-glass pet door built right into the glass. With the slim design of the Anlin Pet Doors, sliding doors can be opened fully even when the pet door's closure panel is inserted and latched. Anlin Pet Doors are available in four sizes so you can choose the size just right for your pet. You will love the look and the freedom it gives you and your pets.



Tired of Playing Doorman?



Pet Door Size Chart				
Pet Door Size	Pet Weight	Opening Width	Opening Height	Sample Breed
Small	15 lbs max.	4-1/4"	8-1/4"	Cats, Chihuahuas, Pomeranians, Papillons, Yorkies, Maltese, and Japanese Chin s
Medium	40 lbs max.	7-1/4"	12-1/4"	Poodles, Corgis, Dachshunds, Beagles, Pekingese, Shelties, Schnauzers, Cocker Spaniels, and most Terriers
Large	100 lbs max.	9-1/4"	16-1/4"	Labradors, German Sheperds, Golden Retrievers, Boxers, Collies, Setters, Bulldogs, Pointers, and Dobermans
X-Large	200 lbs max.	12-3/4"	23-3/4"	Great Danes, St. Bernards, Rottweilers, Old English Sheepdogs, Newfoundlands, Irish Wolfhounds, and Great Pyrenees



TRANSPARENT, RELIABLE, AND EXPERIENCED



Sharon D.

"We contacted Lake Washington Windows and Doors regarding French doors that let water in the house during big storms. An appointment was scheduled quickly and efficiently. Dave did a careful assessment and explained the different options we had. We never felt he was trying to sell doors that wouldn't be best for our needs. We highly recommend Lake Washington Windows and Doors."

Lauren T.

"We're thrilled with our new sliding glass door and window! Crisanto and Joel were incredibly professional, worked efficiently, and even finished ahead of schedule—all while keeping everything spotless. The entire process was smooth and exceeded our expectations."



Kerri N.


"We have had Anlin replacement windows for 10+ years and have been very happy with them. We recently had to call for service because our window would not stay open. Customer service was very polite and efficient, scheduling a service appointment right away. The service technician, Art, came over exactly on time and within 20 minutes had the window fixed."


Lisa T.


"Anlin Windows did an Amazing Job! They really stand by their windows. I had Anlin windows installed over 15 years ago. Just recently had some trouble with my slider and bathroom window. I was so impressed with their quick response in getting my repairs complete and how punctual they were on their arrival time."



**LAKE
WASHINGTON
WINDOWS & DOORS**

 425-255-2600

 www.LakeWashingtonWindows.com

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