



## Items to Take Note of Prior to Installation

- When the home was built, was there rock present? Rock may involve additional costs when excavating the area.
- Are you in a flood area? If you are, the Estate model is not a recommended shelter.
- It can take 2-4 good rain events for the shelter and ground to settle in completely.
- Set 12" above the initial grade.
- The initial grade should be 6-8" from the vents of the shelter.
- Installation can be 3+ hours to complete.

## Tools/Equipment Needed

Transit  
String and Stakes or Marking Paint  
Tape Measure  
Tamp  
Chain (to set the shelter in the ground)  
Garden Rake  
Round-point Shovel  
Ladder  
Optional sub surface rock for base layer under shelter  
Backhoe or mini-excavator (ability to carry up to 3460lbs)

We recommend that you call the local authorities, septic company, and/or 811-DIG to receive a dig clearance to ensure that there are no underground utilities when preparing to install the shelter.

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## Installation Overview

- Identify and mark where the shelter will go.
- Excavate the hole and level the bottom (you may add a layer of rock if you prefer).
- Lower the shelter into place and install ground anchors if needed—especially in areas with a high water table.
- Backfill the hole and complete any optional utility hookups.

## Detailed Installation Instructions

- Before beginning, review your local building codes. Requirements vary, and you may need permits or inspections.
- After unloading the shelter, outline the installation area using string and marking paint to guide the excavation.
  - Leave a generous 30-foot work zone around the site to hold the excavated soil.
  - Make sure the surface is level.
  - Avoid digging within 6 feet of permanent structures—or 10 feet if the soil is sandy.
  - Dig the main hole 2 feet wider and 2 feet longer than the outside dimensions of the extended side shelf on the shelter.
  - Dig the stair-entry area an additional 2 feet wider and longer than its measurements.
- Set the proper grade and dig the hole 12 inches deeper than the exterior height of the shelter's main body. Use the average grade from all four corners as your reference point.
- Once excavation is finished, confirm the measurements with a transit and clean up any excess soil with a shovel or rake.
- Hand-grade the bottom and tamp it down until level. If desired, add a thin layer of rock for a stable base.
- The site is now prepared for the shelter to be placed.
- Attach chains to the lifting points at the shelter's corners and use a backhoe or mini-excavator to guide it into the hole.
- Optional but recommended in high water table conditions:
  - Use the four rectangular cutouts at the corners of the extended shelf to install ground anchors.
  - You can install the 36-inch earth anchors using an anchor machine or a short piece of 2x lumber.
  - Make sure the anchors are tightly secured to the shelter floor.
- Once anchored, begin backfilling the hole. Avoid driving machinery over the shelter during this process.
- This is the stage to complete any electrical or water connections using the conduits located at the front of the staircase entry.
- After final grading, consider adding sod, grass seed, or hay around the shelter to stabilize the soil and improve appearance.
- Ensure the shelter door sits at the highest point of the grade to keep water from flowing inside.
- If your jurisdiction requires it, finalize all inspections and approvals to meet code compliance.