

## **Springbrook Hill Owners Association-Storm Door Specifications Policy**

Date of Adoption: February 28, 2015 (ver. 3)

- Aluminum
- 36" wide x 80/81" tall.
- Full glass style
- Clear laminated or tempered safety glass (no etching, engraving or designs)
- Brass, tarnish-resistant handle
- Brass, tarnish resistant door extender
- Pre-finished white on both sides
- Dual closer, with hands-free foot-operated bottom closer
- Lifetime structural warranty
- Minimum 1-year component warranty

**Recommended doors:** Larson 349-04 or Andersen Model # HD4FV-36W

### Installation

The door must be professionally installed. On the Townhouse units, the existing frame is already set up to accommodate a storm door. On Duplex units, the door frame uprights must be extended out to accommodate the entrance door handle. The extension must be made with a 1 1/4" x 3" white PVC boards extending from floor to ceiling directly over the existing upright posts and be bolted securely over the door frame. The storm door handle can be placed on either side of the door.

Garden Building "C" units may install a storm door on the single wide full glass doors leading to the patio. The storm door must meet the specifications above except that the color must be the closest match to the existing unit windows and doors offered by the storm door manufacturer. The installation for these doors is not standard, and will require a skilled builder. The installation procedure must be approved by Springbrook Management before any work starts.

## Maintenance

All doors must be in good working order. The outer coat of the door must be kept free of rust, rot or grime. Maintenance is the responsibility of the unit owner.

### Door Comparisons (January 2015)

<b>Door</b>	<b>Thickness</b>	<b>Glass</b>	<b>Comment</b>	<b>Price</b>
Larson 349-04	1-5/8"	Single Pane		\$265 at Hammond on sale
Larson 350-04	1-1/4"	Single Pane	Does not come with brass door extender	\$209
Andersen HD4FVI36WH (4000 Series)	1-1/2"	Laminated	Does not come with screen	
Andersen Model# HD4FV-36WH (4000 Series)	1-1/2"	Double Pane		\$255 at Home Depot, on sale
Andersen (3000 Series)	1-1/4"	Single Pane	Does not come with brass door extender – 60 lb.	
Andersen (2000 Series)	1-1/4"	Single Pane	Does not come with brass extender – 54 lb.	

#### Notes:

1. Door thickness of at least 1 – 1/2" is recommended. Door strength is proportional to the cube of the door thickness. A door that is 1 – 1/2" thick will be 73% stronger than a door that is 1 – 1/4".

A door that is 1 – 5/8" thick will be more than twice as strong as a door that is 1 – 1/4".

2. Lew Sukeforth, Sukeforth Builders (207-342-5742) installed the original 7 storm doors that were installed in February 2015.

## Revisions

2/28/15 – Changed descriptions of extensions to “1 1/4” x 3” white PVC boards”, to reflect what was used in the three Duplex units installing doors in February, 2015. Dropped sentence describing conventional positioning of door handles.

3/18/22- Garden Building “C” unit doors included in the policy.