

9.7 APPENDIX 7 – APPROVED STORM AND SCREEN DOOR AND HARDWARE SPECIFICATIONS

Unit Owners are responsible for all costs associated with the purchase and installation of combination storm/screen doors.

Approved Combination Storm and Screen Door for All Units at Quail Run (originally for Vine Brook Way units only)

Description: 36" X 81" single full view storm door

Manufacturer: Pella

Model: Wellesley (3010)

Color: White

Screen: Included

Handle: Solid brass exterior/interior lever

Keylock: Integral keyed deadbolt

Available at Lowe's Home Center, 15 Commerce Way, Woburn, MA 781-376-5500 (as of 30 June 2010, Lowes is no longer willing to install a standard aluminum door due to installation problems at Douglas Green. The standard doors require a 36" opening, and it appears that at least at Douglas Green, the door openings are 35 ¾". Door openings in Johnsons Grant, Saw Mill Brook Way, Douglas Green, Kendalls Mill, and Michaels Green may not be uniform. A new solution is being sought. Approximate cost (2009): \$231. (Installation cost not included.)

Wooden Storm and Screen Doors and Hardware Kit are no longer available at reasonable cost. Conforming wooden doors are an option if they can be found. Instead the combination Storm and Screen Door for Vine Brook Way units is now the standard for all Quail Run units. The Trustees are looking for a solution to the current problem.

The following items are optional for the aluminum storm doors on all 94 units.

1. Door protection chain and spring. Vendor – Lowe's item #65254, cost \$3.94 (absorbs shock from wind gusts and helps prevent damage to the door and door closures).
2. Three bar push bar. Vendor – Stormtite Aluminum Products, 170 Belmont Street, Watertown MA 01471, phone 617-924-2254, cost \$15.00 (aids in opening and closing the door).