

Front Door Refinishing Guideline

Stained, wood front doors are eligible to be refinished by Association amenity no more often than every three years. (Note: painted metal doors are repainted as part of the Association's 9-year house repainting amenity.)

Work order requests are issued by resident request only.

Once work orders are issued, Rick's Front Door will schedule a time with you to complete the process of refinishing your front door.

It is important for homeowners to understand that ONLY the front door refinishing is covered by the Association. At the time of your appointment, Rick's Front Door will determine if the door needs routine maintenance or a full refinishing. Additional services are available at the time of service and will be billed to the homeowner.

Door Refinishing

Association rate of \$350 per door

- Door is removed from hinges and plastic put in its place. Hardware is removed from the door.
- Old finish is chemically stripped down to bare wood.
- Minor damage is repaired at no additional cost (dents, dings, and scratches)
- The door is power sanded to insure the smoothest possible finish.
- A premium stain is applied for a perfect and uniform color of your choice.
- At least 4 coats of Marine Grade Spar-Urethane will be sprayed to give each door a beautiful finish.
- Install a new weather-strip if needed on the bottom of the door. (Note: this is done at homeowner expense.)
- Reinstall door.
- Replace original hardware or replace with new hardware (if new holes need to be drilled there will be a \$35 charge, but the old holes will be filled)

Door Maintenance

Association rate of \$300 per door

- Door is removed from hinges and plastic put in its place. Hardware is removed from the door.
- Old finish is lightly sanded.
- At least 2 Marine Grade Spar-Urethane will be sprayed to build up the beautiful finish.
- Install a new weather-strip if needed on the bottom of the door. (Note: this is done at homeowner expense.)
- Reinstall door.
- Replace original hardware or replace with new (if holes need to be drilled there will be a \$35 charge, but the old holes will be filled)

Additional Services at homeowner expense:

Weather-Strip

- Rubber Sweep (bottom of doors) – cost \$75
- Metal J-Hook (bottom of doors) – cost \$75
- Brown, White, or Almond Vinyl Qlon (inside frame of single door) – cost \$125
- Bronze Cushion (inside frame of single door) – cost \$125

Thresholds

- Special ordered upon request and price varies depending on style. We will need a few days of notice to replace them.

Hardware

- We will replace the old hardware with new CUSTOMER PROVIDED hardware if it is present on the day of service. This will be no additional charge if new holes do not need to be drilled.
- Most circumstances require new holes to be drilled and old holes to be fixed. This will need to be determined before the door is serviced.

All work includes a 6-month warranty on all craftsmanship work (ex: hardware crooked, door hard to open and close, rough finish)

This guideline was ratified by a majority vote on 6/12/23.


Jim Ireland on 13, 2023 16:11 CDT

Board Secretary, Jim Ireland

6/13/2023

Date

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Final Audit Report

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