

MISSION VIEJO MAINTENANCE/RENOVATION/REMODELING BRIEF ISSUE I

Concrete and Sympathy of Design (from MISSION VIEJO REPORTER VOL. 3 NO. 1)

Helpful Renovation Hints

Many residents in Mission are getting new roofs and investing in home improvement projects. This is a great strategy to take during these hard economic times. Labor and materials are fairly competitive and hopefully when the economy fully recovers all that investment will be rewarded. Here are some tips and advice:

PROTECT YOUR HOME FROM COSTLY CONCRETE REPLACEMENT

Driveways, sidewalks, walkways, brick, patios and structural foundations erode after time. Once a crack is visible, it is critical to fix the concrete problem before it progress into a larger issue. Untreated concrete cracks could result in costly concrete replacements. When small cracks appear and water enters, it creates pockets that expand and heave cracks. As winter approaches, the water in the cracks will freeze and also push concrete apart allowing more water and eventually more damage. These cracks can compromise the stability of your home, reduce the value of your home and pose potential trip hazards. Treating early cracks is an inexpensive way to extend the life of your driveways, patios and foundations.

REMODEL YOUR HOME SYMPATHEICALLY TO ITS DESIGN

In general, it is suggested that unique design elements such as exterior wood beams, false balconies, shutters, split rail fences and any original rock or brick materials should be maintained for all residences. These distinctive features and finishes help to characterize the properties and should be preserved. New additions, exterior alterations, or related new construction should not destroy the original materials that characterize the property. New work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.