WALL REPAIR GUIDE

**Issue. WHITE** block walls directly facing a sidewalk and or street, NOT the walls between homes, not in compliance with HOA CC&R's. The types of defects/damages are as follows:

1 - Holes or other actual deterioration/crumbling/erosion of cinder block 2 - Efflorescence and or stains on the walls

3 - Discoloration of paint

**Goal.** Timely completion/remedy of defects/damages while consistent in color.

**Responsibility**. Per CC&R section 11.14. It is the respective homeowner’s responsibility to maintain and repair walls as originally constructed, all at such Owners sole cost and expense.

**Wall must be pressure washed before applying stain.**

# Option 1 No crumbling/erosion of the block wall stained or showing Efflorescence

1. Short-term – Pressure wash and Stain (Steps in order)
	1. Pressure/Power wash with TSP entire perimeter wall - top to bottom
	2. Allow at least 72 hours drying time after power wash before proceeding to next step
	3. Stain entire perimeter wall**. (Color must be Sherwin-Williams INCREDIBLE WHITE stain).** Recommended product is **H & C Colortop concrete stain Product Number 20-101214 tinted to SW 7028.** Follow manufacturer recommendations on temperatures when staining.

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# Option 2 Wall surface is eroded/crumbling/deteriorated or contains holes

1. Short-term – Pressure wash, repair Damage and Stain (Steps in order)
	1. Pressure/Power wash with TSP entire perimeter wall - top to bottom
	2. Allow at least 72 hours drying time after power wash before proceeding to next step
	3. If holes or any deterioration/crumbling/erosion; a hydraulic concrete substance must be smoothly applied to achieve uniform surface
	4. Apply mortar to smooth out
	5. Retain grout lines when doing this.
	6. Stain entire perimeter wall**. (Color must be Sherwin-Williams INCREDIBLE WHITE stain).** Recommended product is **H & C Colortop concrete stain Product Number 20-101214 tinted to SW 7028.** Follow manufacturer recommendations on temperatures when staining.

**Optional.** One-inch weep holes may be drilled at base of wall every 2 – 3 feet to allow drainage.

# NOTE: ALL perimeter walls MUST be stained the exact same color. No exception. Option 3 Delay serious damage

1. Long -term – Trench inside wall (Steps in order)
	1. Dig trench down to footing and 2 feet wide the entire length of the inside surface of the wall (see variables)
	2. Seal the entire inside surface of the wall
	3. One-inch weep holes should be drilled at base of wall every 2 – 3 feet to allow drainage.
	4. Apply Xypex or Sealant product for cinder block walls on inside of wall
	5. Refill trench with ½ to 1-inch gravel
	6. Outside of wall **Follow appropriate Option 1 or Option 2**

# Variables.

1. If any sprinklers, trees, concrete surfaces, caliche etc. are in the way, they need to be removed
2. Variables. Any other drainage related issues should be resolved - to industry standards

# Root causes of damage

1. Trees and shrubs planted within 5 feet of the wall
2. Over watering

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