

Concrete Maintenance

1. Maintaining cleanliness of the limited common element concrete sidewalks, steps, and porch is the responsibility of the unit owner according to the By-Laws. The use of power pressure washers must be carefully controlled, and should only be used with a broad fan setting (nozzle 25° or greater) not pinpoint (25° or less) setting to preclude concrete surface damage.
2. A gasoline pressure washer can actually destroy the surface of the concrete if used improperly.
3. Electric power washers also can do the same damage even though they have less pressure.
4. Surface cleaning should be similar to using a garden hose, nozzle and brush. A garden hose may be used at any time to clean these areas.
5. Intense cleaning can open the surface of the concrete and can allow de-icing agents to penetrate the surface of the concrete and may cause it to spall and could make the unit owner responsible for the repair, in accordance with the By-Laws.
6. Any pressure cleaning should be done early in the spring after the winter season so that de-icing is finished for the year. The natural environmental factors should help to seal the surface to reduce the adverse effects of de-icing in the winter.
7. Treating the surface with boiled linseed oil after a thorough cleaning will reduce the chances of de-icing materials causing damage. If the sidewalk has been overlaid with latex no pressure washing should be used only hose, nozzle and brush if necessary.
8. The porch area, sidewalk, and steps are the responsibility of the unit owner according to the By-Laws and these common sense procedures are strongly recommended to preserve the EVCA property for all.