

What First Impression Do YOU Want to Make ?



Ask any appraiser the value of Curb Appeal. Despite the deferred maintenance, this Kaneohe condo was able to install new treads on their same rehabbed stringers, below. Color: Cafe Brown.



It usually takes 10 to 20 years for failure of your stairs to occur. Causes: rain and sun exposure, deferred maintenance, poor initial design and/or installation.

Ask your contractor whether treads that need replacing also need a complete tear-out of the stringers. Try to avoid if possible! Problems often arise where they fasten to the slab, wicking up moisture. Poke with a screw-driver to check for dry rot. Expensive surprise?

Two innovative ways to avoid stringer replacement: 1) rebuilding the lower rotted portion with Bondo-the same as used in auto repair. 2) injection of a special free-flowing epoxy in the problem areas. This could save the stringers, avoiding a permit which can double the cost. New handrails and pickets are required, plus closed or semi-closed-riser treads, rather than the open treads on left. And pickets, like treads, must be close enough to reject a 4" sphere.

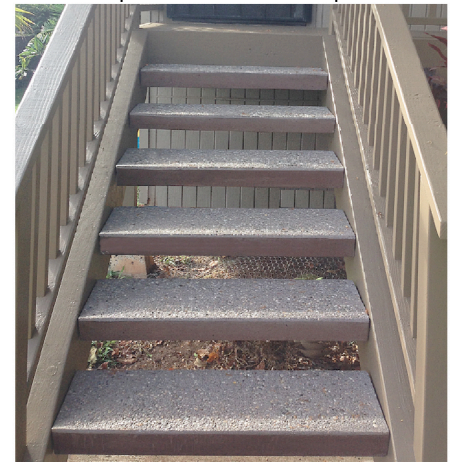
By using modern reinforced precast concrete treads, shown on left and right, painting is eliminated. They come sealed, so consider another quick seal coat in 2-4 years. They are guaranteed against breakage or cracking, and with galvanized hardware should outlast your buildings. Remove spills the same day, occasionally med-low power wash. Strive for: Curb Appeal.

Exposed aggregate is non-slip wet or dry, is noticeably quieter than wood. Non-treated rebar is no longer used for reinforcement, so rust, spalling, and cracking does not happen with most modern precast stair treads.

So when you have visitors, friends, a prospective buyer or renter, or an appraiser—be proud of the first impression you're creating: owner pride !



These Napili, Maui stringers had to be replaced. Code then requires semi- or closed-risers. New Semi-Closed-Riser StairTreads were used, below, which have a 3-1/2" nose to reject a 4" sphere. Color: Espresso.



Unbelievably, these contractor-made concrete clunkers could be seen from Alii Drive/Kona for years. Replace them and the Inspector!

