WARRANTY:  1 Year Workmanship and Materials

Concrete flatwork like all aspects of your home, require proper care and maintenance. This is ultimately the responsibility of you as the homeowner. The durability and a one (1) year warranty of the concrete provided to you are dependent on that care.

Please read the enclosed information carefully:

NEW CONCRETE MUST NOT BE DRIVEN ON FOR A MINIMUM 28 DAYS

Cleaning

Excessive washing with water on any exterior concrete flat work may weaken the surface layer and/or cause cracking. One coat of an acrylic sealer has been applied to your driveway to help prevent these problems. However, proper washing techniques are still essential to the maintenance of your exterior concrete.

Whenever possible, sweeping is essential over washing. When washing is necessary it should be done during moderate temperatures to avoid exposing the concrete to drastic temperature changes. This is especially important early in the concrete’s curing stage.

When washing the concrete it is recommended that corrosive detergents and degrading agents not be used. These substances may remove the acrylic sealer that has been applied and may result in a weakened surface making the surface more susceptible to cracking and scaling. A washing soda or mild scouring powder is recommended for use when washing exterior concrete work. Seasonal temperatures and precipitation variations may cause cracks in walks and driveways. In addition, frost penetration may raise sections so as to change the direction of surface drainage. Affected areas may return to their original position in warm weather. These results of climatic and other natural causes are beyond the builders control in most instances. Your driveway was designed and constructed for use by passenger cars or light delivery vehicles and not for heavy trucks.

Your concrete driveway will be subjected to additional freeze-thaw cycling due to the influence of salts applied to streets. It is advisable to remove this accumulation of “slush” in order to prevent surface damage. Concrete sealers that are commercially available and will help reduce damage due to the salt influence.

Acrylic based sealer should be applied annually or whenever wear is noticed. Concrete sealers are readily available at Northland Construction Supplies and Hard Rock Developments Inc. They will be happy to assist you as the products are very user friendly. (For Exposed, Stamped & Broom Finish Concrete)
HOMEOWNERS RESPONSIBILITY

*To Provide Proper Care And Maintenance.

CAUTION: WARRANTY WILL NOT COVER.

* The use of chemical de-icers or salts. These products are harmful to concrete surfaces. (Product to use during winter months is sand for traction)

*The use of metal shovels or ice scrapers for clearing snow.
   (Plastic or Fiberglass is recommended)

*Accumulation of snow and/or road slush, which contains road salt should not be allowed to melt on the concrete, and should be cleaned of immediately.

*We often see popping on driveways where people park their vehicles. On a sunny day during winter months the salt on the vehicle(s) will dip off the vehicle, and salt, being highly corrosive will eat into the surface of the new concrete.

Cracks

As concrete is subject to movement due to ground settlement, freeze/thaw cycles and heat of expansion, cracks occurring in concrete flat work are inevitable. The basement floor, garage pad, driveway and any exterior concrete work included in your home are not structural elements. Therefore, any cracks that may occur will not hinder the intended function of your flat work and are not a warranty concern. Contrary to appearance, most cracks in concrete are not a sign of danger or a warning of impending collapse.

Edwards Concrete Inc. along with your builder has taken preventive measures to decrease the chance of cracks occurring. Concrete brackets have been installed in your sidewalk to prevent the concrete from settling with the subgrade. Control joints have been installed in your driveway and sidewalk providing an area for the cracks to occur. An expansion joint has also been installed between your driveway and the city sidewalk allowing for expansion. Note: Do not leave your Downspout across the concrete for long periods of time. This may cause premature cracking.

An acrylic sealer applied to your exterior work also helps in the prevention of cracking. Steel rebar has been inlaid in your exterior and interior flat work to help prevent cracks that do occur. After your driveway has been placed it is blocked off preventing any vehicle from driving or parking on it. This is necessary, as concrete must cure for 28 days before it has enough strength to bear that kind of weight.

Even with these preventative measures, cracks may still occur. To further prevent cracks from occurring these are a few precautions you as the homeowner may take.

Bob Schneider
V.P. Edwards Concrete Inc.