

Section 5.4 Winter Conditions

We would like to take the time to review the care of your concrete walkways in order to better prepare for the winter months.

Service/sidewalks and driveways are not a covered item under your limited warranty. It states in the Residential Warranty Book under the item 1.15 Disintegration of concrete floor surface that disintegration caused by erosion due to salt, chemicals, implements used and other factors beyond Builder ' s control is not a warranted deficiency. Further, under Section II E: Exclusions of the warranty item 2 j: defects in, but not limited to: recreational facilities; driveways; walkways; patios, porches and stoops not structurally attached....

Concrete slabs exposed to freezing and thawing in the presence of moisture and/or deicing salts are susceptible to scaling. Scaling is local flaking or peeling of a finished surface of hardened concrete as a result of exposure to freezing and thawing. Generally, it starts as localized small patches which later may merge and extend to expose larger areas.

How can you prevent scaling? **Do not use deicing salts, such as calcium or sodium chloride in the first year after placing the concrete.** Use clean sand for traction. When conditions permit, hose off accumulation of salt deposited by cars on newly placed driveways and garage slabs. Subsequently, use salt sparingly. **Never use ammonium sulfate or ammonium nitrate as a deicer.** These are chemically aggressive and destroy concrete surfaces. Poor drainage, which permits water or salt and water to stand on the surface for extended periods of time, greatly increases the severity of the exposure and may cause scaling. This is often noticed in curbs and sidewalks where the snow from plowing keeps the surface wet for long periods of time.

Thank you,

