

Homeowner Concrete Care & Maintenance



FieldStone
HOMES

Fieldstone Homes Utah, LLC provides this information pamphlet to assist you, as the homeowner, in your efforts to preserve the look and life expectancy of the concrete surfaces at your new home. Please do not hesitate to contact your Fieldstone representative if you have any additional questions regarding your concrete or your home.



Congratulations on your decision to build a Fieldstone Home! We want you to be happy with your home for many years to come. Fieldstone is dedicated to educating our homeowners in all aspects of buying, building, and living in a Fieldstone Home.

One of the ways we can do this is by helping you to understand the role different aspects of your home and property play in your overall home ownership experience. This pamphlet is designed to help you understand concrete and how regular care and maintenance will provide additional durability and extend the life of this product. Please save this booklet and use it as an ongoing reference guide for your questions regarding concrete.

Again, welcome to Fieldstone!

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What is Concrete?

Concrete is a mixture of sand, gravel, water and cement. Although the term “cement” is often used interchangeably with “concrete”, cement is actually an ingredient in concrete. Using a cake mix as an analogy, cement is like the flour.

Concrete is one of the most durable products used in the construction process, it is also the one product that has to endure the harshest elements of our climate. Most surfaces such as wood floors, carpets, wood decks etc. have sealers applied to resist staining and moisture. Similarly it is necessary to assist exterior concrete in enduring the harsh Utah climate by applying a concrete sealer.

NOTE: Your **driveway concrete** has been sealed with a high grade waterproofing sealant that should not need to be resealed. However, homeowner applied sealant to additional concrete areas and ongoing homeowner maintenance and care of all exterior concrete surfaces are vital. For more information, please refer to the Homeowner Maintenance section of your Homebuyer’s Guide and Warranty Manual.

Characteristics of Concrete

In contrast to what is commonly thought, concrete is a very porous product and will allow water to penetrate through its surface. When that water freezes, it expands roughly 9%. Over short periods of time the freezing, then thawing, then freezing action of this water can contribute to a problem known as spalling, or the deterioration of the top surface of concrete.

Driveways, patios, walkways, steps, garage floors etc. are all part of the exterior concrete on your new home and are susceptible to the freeze-thaw cycle. Because of this, your concrete needs to be maintained and cared for on an ongoing basis by you, the homeowner. This will ensure the best protection and improve your chance for long lasting and durable concrete.

Because of varying weather conditions, chemicals, and other issues that confront concrete, there is never a 100% way of ensuring durability and longevity. However, maintaining and power washing your driveway concrete will ensure that you are providing the best chance for years of use, beauty and value.

What you should know about anticipated and expected occurrences with concrete surfaces

Pitting, Scaling, Spalling and minor Cracking of Concrete Surfaces

Spalling can be defined as the deterioration and flaking of the surface of the concrete. This condition is not covered by the warranty provided on your home. We have included some pictures to show you what spalling looks like. Even with preventive measures, you may see some degree of spalling on your exterior concrete.

Due to a variety of conditions, concrete surfaces may or may not disintegrate to the point that the gravel is exposed. Weather, heavy traffic, trucks on concrete, snow and ice build up, snow and ice melting products, salt to melt ice and snow, as well as winters of heavy snow, where road salt and chemicals are brought onto your driveway by your vehicles, can all play a major role in concrete deterioration. Additionally, it is normal and anticipated that concrete will experience some degree of deterioration even with ongoing maintenance as instructed in this brochure. It should also be noted that it is normal that driveways adjacent to each other will experience different reactions. One may show deterioration and the other may show none, even when poured the same day, using the same high standards of workmanship. This is an anticipated and unavoidable occurrence when dealing with concrete in uncontrollable outside conditions.

Your driveway concrete has been sealed with a high grade waterproofing sealant that should not need to be resealed. The sealant applied to the driveway concrete should be power cleaned on a regular basis.

For ongoing protection, we recommend you seal all of your exterior concrete surfaces (except the driveway concrete) at least once per year, or more often as conditions dictate. The best time to do this is in the early fall. A second coat is also recommended each spring. This will provide additional durability to the concrete, extend its life expectancy, and enhance the beauty of your home.

To ensure the most efficient application possible, you should always review the specific sealant product instructions regarding application procedures.

Ongoing Care and Maintenance

Although concrete is one of the most durable surfaces and products utilized in the construction of your home, it still requires ongoing homeowner maintenance. This will help protect the value of your investment. In addition to the ones already mentioned, FieldStone Homes also recommends the following care and maintenance guidelines. Other methods of care and maintenance may also be available and should be reviewed with your local flatwork contractor or home improvement store. Additional information can also be found in your Fieldstone Homebuyers Guide and Warranty Manual.

- 1. Do not apply or allow anyone else to apply salt, chemicals or snow and ice melting products to your concrete surfaces. These products can cause your concrete surfaces to deteriorate. Deicing application products that contain Ammonium Sulphate or Ammonium Nitrate should never be applied to your concrete as these products aggressively attack and deteriorate concrete surfaces. To provide added protection of your concrete surfaces, before applying anything to it, always carefully read the ingredients as well as any warnings or cautions.**
- 2. Protect against standing snow and ice by removing snow immediately after every storm. In some cases you may need to remove snow numerous times during a single storm.**
- 3. You should never allow ice to collect or build up on any of your concrete surfaces. This is especially true in high traffic areas.**
- 4. You should never drive over snow or ice that has collected on the driveway. Driving and walking on ice pushes the damage causing ice crystals down deeper into the concrete. By clearing the snow before driving on it, ice will be less likely to form on the surface of the concrete.**
- 5. If you experience staining of your concrete for any reason, do not use harsh acids to clean or remove the stain. You should instead locate and utilize a product that is specifically designed for the stain - and for use on concrete surfaces. Remember to follow instructions precisely. If left on too long or not applied correctly, some stain removing agents can cause damage to the concrete surface.**
- 6. Depending on wear and climatic conditions, your driveway concrete will need occasional cleaning. Power wash it annually, using cool water at maximum pressure of 1800 psi. This will remove dirt that has accumulated on the surface.**



FieldStone Homes does not provide warranty coverage for cosmetic deterioration of any kind to the exterior concrete of your new home.

Following are photos of varying degrees of cosmetic deterioration in the form of minor and major spalling, pitting, and scaling of exterior concrete. If you see any of these in their beginning stages, we recommend you contact your local concrete supplier immediately to ascertain the best methods to eliminate this problem as soon as possible. Ongoing maintenance and prevention methods outlined previously in this brochure will provide you with the greatest advantage against these common problems.

This photo of advanced spalling demonstrates spalling on a driveway approach or lower driveway where the presence of salt and chemicals from the road are at their highest concentrations.



Spalling in a line, as shown in this photo, occurs when salt is brought onto your driveway with your car's tires. This can also happen when snow is not shoveled, but is driven on and allowed to remain as ice tracks on your driveway.

These photos show expansion joint spalling. Water runs towards these expansion joints and then away from the house. Because the joints accumulate water, which then freezes and thaws, they will often be the first place you will see spalling.



These photos show major cosmetic spalling.



These pictures show minor cosmetic pitting and spalling.

