



Monarch Homes Inc.

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Concrete Care & Maintenance

Our construction practices allow us to construct new homes year-round but we are only able to place exterior concrete in the appropriate season. For this reason, your new home may not have an old enough driveway/sidewalk to have completed the curing process and some considerations have to be made to allow for the concrete that is not fully cured.

The concrete in your driveway will achieve 75% of its design strength 7 – 10 days after it is placed. We consider it safe to drive on, with a light passenger vehicle at this time if some care is taken. YOU should only drive on it with a lightweight vehicle and care should be taken to drive up the middle of the drive, do not drive on or near the edges. Do not allow any equipment or heavier vehicles on the driveway.

The curing process continues and the driveway will be at 90% of its design strength by the 90th day. It is now the correct time to apply concrete sealant. The entire curing process takes 1 year, at which time the concrete will be at full strength.

Even after your driveway is completely cured, prohibit commercial vehicles, construction equipment and any vehicle heavier than a light weight passenger vehicle from pulling on to your driveway. Your driveway is designed and constructed for conventional residential vehicles only.

A concrete slab 10 feet wide shrinks approximately 5/8" as it cures. Some of this shrinkage can show up as cracks. Cracking of concrete flatwork is also caused by extremes of temperatures and soil movement, especially in areas that have expansive clay deposits. Cracking in slabs is common and does not compromise the function of the slab. Control joints, saw cuts or zip strips are placed in an attempt to control the normal cracking of concrete in a cosmetically favourable manner. There is no guarantee that the crack will follow these joints. Cracks that exceed 3/16" in width should be sealed with a waterproof caulk to prevent moisture intrusion by the homeowner as part of normal home maintenance.

Maintain the sealant on your drive annually. This is the only protection you have place on the drive to prevent damage from road salts and de-icers. Keep the driveway clean and free of winter road deposits, snow and ice. The build-up of these items accelerates the damage done by the freeze/thaw cycles that can damage concrete. Avoid washing exterior concrete slabs in high summer temperatures as the sudden temperature change caused by the water



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can damage the surface bond of the concrete. Use water sparingly to avoid adding significant water load on the grading system.

All of the above conditions apply to the floating slab in your garage as well. The same precautions should be taken to ensure the longevity of the garage floor.

All concrete slabs are floating – they are not attached to your foundations and are not a structural element of the home. They are excluded from the structural warranty and are covered by the builder's one-year policy only.



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Asphalt Care & Maintenance

Your new asphalt driveway can be used for light vehicle traffic no earlier than 7 – 10 days after it is completed.

Our climactic location has been identified as one of the harshest places in the world for exterior concrete and asphalt to exist and perform well throughout its service life. Asphalt driveways can provide years of trouble-free service when properly maintained by following these care & maintenance recommendations:

Your asphalt driveway is designed for residential use. Do not allow any large commercial vehicles or heavy equipment to drive or park on the driveway. Point loaded metal objects such as tire chains or focused high pressure from a pressure washer will damage the surface. Take care not to drive or park near or on the edges of the driveway that are not finished to a concrete curb or sidewalk as the asphalt is fragile at this location. If you must park a vehicle or trailer on asphalt for an extended period of time, it is recommended to place $\frac{3}{4}$ " plywood under the tires or jacks approximately 24" wide past all sides of the point load on the surface.

Direct exposure to sunlight during high summer temperatures can soften asphalt and make it more susceptible to damage from sharp/tight turns and dry steering your vehicle. Dry steering is defined as turning the steering wheel when your vehicle is not in motion. Take extra care when manoeuvring vehicles on your driveway in these conditions.

Keep the driveway clean and free of winter road deposits, snow and ice. The build-up of these items accelerates the damage done by the freeze/thaw cycles that can damage asphalt. The use of ice melting products should not damage asphalt like they can damage concrete but may cause staining. Check the ice melt product usage recommendations before using.

To preserve the integrity and appearance of your asphalt driveway, it recommended that a Sealcoat is applied by a qualified contractor every two years. Sealcoating protects the asphalt from deteriorating elements such as UV rays, water, road deposits, oil, gasoline, etc. It also provides a very attractive matte black finish to your driveway. Any large cracks that occur should also be sealed promptly with a rubberized crack filler to prevent water infiltration during freeze/thaw cycles.