



Ready Mixed Concrete
Association of Ontario

CONCRETE DRIVEWAY MAINTENANCE

CONCRETE DRIVEWAYS - A SYMBOL OF QUALITY

Architects and home builders strive to create houses with new designs to appeal to home buyers. However, one frequently overlooked component is the driveway. Yet, it is the ultimate welcome mat to a home. It gives the first impression of the house and its owner.

A concrete driveway is a symbol of quality. It is a great investment, as a properly built concrete driveway should last at least 30 years with minimal maintenance required. Other paving options require frequent maintenance and need to be replaced approximately every 10 years.

Once the concrete driveway is cured and sealed, it is virtually weatherproof. Snow build-up can be easily removed, and potholes and ruts will not develop, preventing puddles after the rain or snow melts. A concrete driveway is also cooler in the summer and brighter at night as it is lighter in colour and reflects the heat and surrounding light, creating a safer environment around the home.

A proper concrete mix and proper finishing practices are critical in the final performance of the driveway. There are many resources available to ensure a home builder or a home buyer gets a quality concrete driveway.

Hiring an experienced and reputable flatwork contractor will give you piece of mind that your concrete project is in good hands, and can help avoid costly mistakes and repairs.

Local ready mixed concrete producers have a vested interest in the proper handling of their product and work closely with many professional contractors who take pride in their workmanship and in the outcome of your project.

Concrete Ontario can provide you with a list of ready mixed concrete producers in your area.

Visit www.concreteontario.org
or call 905-564-2726.

DRIVEWAY CARE TIPS- PROTECT YOUR INVESTMENT

The best way to protect your concrete investment is to be knowledgeable on its proper installation and maintenance. To achieve quality concrete driveways, both the contractor and the homeowner must follow proper placement procedures. Homeowners will want to make sure that the contractor fulfills all of the required placing, finishing and curing steps of the job. The most important step is proper curing, which requires the placed concrete to be cured immediately after finishing! Curing greatly increases the strength and improves the durability of the concrete surface, as well as its resistance to freezing and thawing.

CONTRACTOR'S RESPONSIBILITIES:

- Finishing the driveway by following industry best practices. Avoid over finishing and the addition of water to the surface of the concrete.
- Curing is the process where concrete develops its strength by maintaining a satisfactory moisture content and temperature for a minimum of 7 days. (The most common method is applying a white curing compound as per the manufacturer's recommendations).
- When the temperature is below 10 degrees Celsius, follow cold weather concrete practices to maintain adequate temperature and cure the concrete for at least 7 days.

HOMEOWNER'S RESPONSIBILITIES:

After the contractor applies a curing compound to the concrete, proper sealing and maintenance procedures should begin.

- Keep vehicles off the freshly placed concrete for at least 7 days.
- Concrete driveways should be sealed after allowing a minimum of 30 days to air dry. Sealing is a process where a protective coating or penetrating water repellent material is applied to keep moisture and contaminants out of the concrete. Consider resealing as needed or as wear in high traffic areas begins to show. Follow manufacturer's recommendations when using sealant products.
- The use of down spouts can help prevent drain water from eroding the slab foundation causing settlement cracks.
- Prevent ice and snow from accumulating on the concrete, especially during the first winter.
- Avoid applying de-icing chemicals, especially the first winter. Use sand if possible as it can also improve traction.
- Never use de-icers containing chemicals such as ammonium sulfate, ammonium nitrate, calcium chloride and **magnesium chloride**. These chemicals will attack and undermine the concrete!

