

Caring For Your New Concrete Work

Newly Poured Concrete:

- You may walk on newly poured concrete within 24 hours.
- Please do not park or drive on newly poured concrete for at least one week; two weeks in colder weather

Sealing:

- Your concrete has been sealed with a cure and seal that will last for approximately two years. However, if your project has a chance of getting salted (i.e.: driveway or concrete near a road) you may want to consider another light coat of sealer before winter, preferably in the month of October or in the fall sometime. *Please note that although sealer helps protect concrete, there is no product that guarantees 100% protection against salt or chemical concrete damage.*
- Thereafter, plan to seal your concrete every two years. According to Fi-Hoff Concrete, "sealing concrete too often may cause air or water to become trapped inside and discolor your concrete. If you have colored concrete, sealing it may cause your color to "revive," but do not seal too often." If you aren't sure if it is time to reseal, just call. But again, do not over-seal.
- If your project is a driveway, sealing the concrete will help protect it from salt dripping off of vehicles during the winter time. Salt damages concrete and causes holes in the surface.
- Danchanko Inc typically seals concrete in the fall. Our workers will power wash the concrete one day, and seal it the next. Please phone our office to schedule an appointment.

Cleaning Your Concrete:

- Using a garden hose to clean is fine to remove dirt, grass, or leaves.
- It is best to have professionals do power washing. Power washing can remove the protective sealant and possibly damage the surface.
- Unfortunately, there is no good way to remove rust stains from concrete so avoid placing any metal products on concrete surfaces.
- For oil stains, sprinkle kitty litter on the oil stain as soon as possible. After a day or two, the litter will help to draw out the oil. Dawn liquid detergent may help clean the surface afterwards.

Suggested Winter Care:

Danchanko Inc recommends **never using salt on concrete**. Salt is deadly to concrete! Spreading sand or kitty litter can help provide traction without harming concrete. Should you choose to use salt, sweep it off immediately after melting occurs and do not allow it to puddle or bake in the sun. Salt will cause damage to concrete; therefore, Danchanko Inc does not recommend using it at any time.

What to expect:

You may see some popouts, light crazing cracks and/or cracks in the driveway within the first year. Please note that this is nothing to be alarmed about.

- A Popout is a small piece of concrete that breaks away from the surface of the concrete. This may happen within the first year and in several areas. You'll typically see the limestone exposed beneath the surface of a popout. Popouts are caused by moisture-induced swelling and high absorption rate of the limestone aggregate in the concrete. This is usually confused with scalling or spalling and are considered cosmetic defects and do not affect the life of the concrete.
- Crazing cracks are fine cracks that are in the surface of the concrete that resemble a road map-like pattern. They typically are more noticeable when the concrete is wet. Crazing cracks can be unsightly but they do not affect the structural integrity of the slab.
- Cracks in the concrete are more pronounced than crazing cracks. When we install control joints into your slab this is where we hope the cracks will appear. However, cracks are unpredictable and can happen within hours of the concrete placement. They are unsightly but will not affect the durability of the slab if maintained properly. If they appear, it is best to call us and we can best examine the way to fix it.

Danchanko Inc. on cracks: Within the first year, Danchanko Inc will grind out the crack and apply joint sealant and/or pressure wash and seal the area at no cost to you. Depending on the severity of the crack, we will decide whether to apply joint sealant or sealer to area.

Danchanko Inc. on other defects: Within the first year, if the concrete has popouts or other damage to the surface, we will pressure wash and seal the area at no cost to you. If crazing cracks appear there will be nothing done to the area.

Under no circumstances does Danchanko Inc. remove and replace concrete at our expense to repair any type of concrete problem.

Disclaimer:

The above items are suggestions only. Danchanko Inc does not endorse any particular products or guarantee results. Concrete may crack, settle, or the surface may detach in some areas. Some pop-ups or spalling may result. Repairs can be made within the discretion of Danchanko Inc. Within one year, Danchanko Inc will reseal pop-ups or spalling areas at no cost. Cracks can be grinded and joint sealant installed. Complete removal or replacement will be done at customer's cost. To keep your concrete looking its best, contact Danchanko Inc for proper sealing info.