



What to Expect from the Concrete in Your New Home

Things you **Should Not** expect from the Concrete

1. The concrete flatwork won't crack. *(All concrete cracks. The standard for repairs is a crack wider than 3/16" or a 1/8" vertical displacement, in the garage, and 3/16" wide or 3/16" vertical displacement for exterior concrete is considered excessive and will be repaired via a crack filling compound per our warranty.)*
2. The concrete won't settle. *(Our warranty allows for some settlement.)*
3. The concrete won't curl. *(Often, curling, the edges lifting or dropping, is caused by the drying rate of the concrete. Over time the edges will move back to their initial locations. Some amount of curling can be expected.)*
4. The concrete won't degrade or need replacement in the future. *(Everything eventually wears out, even concrete.)*
5. The concrete won't stain or discolor. *(Concrete will stain.)*
6. The concrete foundation or footing won't crack. *(Hairline cracks are to be expected in foundation walls, especially at bolt and hold-down locations.)*
7. The concrete will be uniform in appearance. *(The concrete's appearance will vary depending on many factors. The concrete mix, weather, time of day, etc. can all influence the final appearance of the concrete.)*
8. The concrete won't chip or break. *(Although concrete is strong, it can be damaged.)*

This is not an exhaustive list of the characteristics of concrete products but they are some of the major issues related to concrete. Please refer to our warranty standard, Residential Construction Performance Guidelines for Professional Builders and Remodelers for aspects of concrete that are covered by Conser Design and Construction's warranty.

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