



WHAT'S THE CRACK?

DID YOU KNOW?

Your home is protected by Saskatchewan New Home Warranty Program. Certain warranty protections may be VOID due to a lack of knowledge of your warranty coverage. We highly recommend you take a few minutes to thoroughly review your warranty coverage to ensure your home retains its value over time. Visit our website to review your warranty coverage and your responsibilities as a homeowner for maintaining all areas of your home.

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DRIVEWAY & SIDEWALKS Concrete by nature is prone to minor cracking and is considered a common occurrence especially in a climate like we have in Saskatchewan. Minor cracking is completely normal and should be expected as the concrete cures due to shrinkage, settlement, expansion and contraction of the concrete. Control joints/lines are placed in concrete to help control cracking and provide an area for them to start and stop. It is recommended you fill cracks with a flexible concrete sealant which you can purchase at any DIY store. This is a homeowner responsibility and maintenance task, not a warranty issue.



FACT

Minor cracking in your concrete does not affect the integrity of your home, it is considered normal and is not covered under New Home Warranty.



GARAGE & BASEMENT SLABS It is extremely common for moderate cracking to occur in a concrete garage slab floor or basement slab as the concrete cures and as the ground that the home is built on settles. Hairline cracking on a garage or basement slab will not prevent the floor slab from performing its function. Cracking is only covered if cracks are over 9.5 mm in width or vertical displacement for garage slabs and cracks are over 6.5 mm in width or vertical displacement for basement slabs. Also note that if a repair is to be done on a crack, the area will be patched and the colour may vary from the original floor but should blend in time as the concrete cures.

There is no warranty coverage under the New Home Warranty program of Saskatchewan for concrete patios, concrete sidewalks, and driveways.



"Please get in touch with me if you have any questions in relation to caring for your new home. I would be happy to help!"

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FACT *Detached garage slabs are poured flat to prepare for future garage construction. Because the slabs are level, water may sit on the slab after a rainfall, this may concern some homeowners but is nothing to worry about as the issue will be resolved once the garage is built. It is the your responsibility as a homeowner to ensure that you or your appointed landscaper provide a positive slope away from the garage slab at time of landscaping to avoid future surface water problems.*

HEAVING & SETTLEMENT Seasonal temperature changes (which can be extreme during a Saskatchewan winter) and precipitation variations may cause cracks in walks and driveways. Frost penetration and settlement of the ground underneath the home may also cause concrete walkways and driveways to experience heaving (concrete moves up) or settling (concrete drops down) in the direction of surface drainage. Affected areas usually return to their original position in warm weather but in some instances will not or may take a longer period of time to settle. In most instances, these issues are totally beyond the builder and homeowner's control and are not covered under New Home Warranty.



DID YOU KNOW?

You should never use de-icing chemicals or salt on any of the concrete around your home. These products will damage the concrete and will not be covered under warranty. Sand or cat litter are safe to use on concrete. It is also important to remove any snow and ice that collects in the undercarriage of your vehicle, as this may damage your driveway or garage slab as it melts.



CONCRETE SPALLING/SCALING

Spalling/Scaling is common in colder climates such as ours, where freeze-thaw cycles and the use of de-icing chemicals are common. Freezing causes water in the concrete to expand, creating pressure. Over time, this pressure from freeze/thaw can break away the top surface of the concrete, leaving pit marks and exposing the coarse aggregate. These issues are not covered under New Home Warranty and do not affect the integrity of the concrete.