

Concrete Maintenance Checklist

SPRING

- Walk entire property looking for new cracks or voids, add soil around concrete
- Check pool for any leaks, so it doesn't affect concrete pool deck
- Check interior basement and garage floors for movement or cracks

SUMMER

- Make sure water drainage is not pointed directly at concrete
- Ensure no animals have made a home under concrete slabs, steps, or porches
- Clean concrete and seal if necessary

FALL

- Clean gutters, ensuring they aren't clogged and leaking onto concrete
- Ensure any cracks and gaps are caulked before the first freeze
- Remove leaves to prevent staining or excess debris, add soil around concrete

WINTER

- Avoid using salt as deicer
- Have shoveling plan to keep residents safe and concrete dry
- Check trees on property for roots lifting concrete, maintain or remove the tree

CLEANING & SEALING

Concrete can be cleaned every 1-2 years.

Depending on the type of sealer used, it may need to be applied anywhere between once every 1-2 years and once every 5-10.

CAULKING

Concrete caulk should be replaced every 3-8 years, or when it starts shrinking away from the concrete.

If a new crack opens up, caulk it as soon as possible.

VOID-FILLING & LEVELING

Voids should be filled and concrete should be leveled as soon as possible.

Being as proactive as possible will help minimize damage and repair costs.