**One Year Limited Workmanship Warranty**

We offer our customers a one-year limited warranty on materials and workmanship for no additional cost. The limited warranty expires one year from the date of completion of the project.

Kersten Concrete Construction has been serving the Leavenworth area for over 40 years and we take great pride in customer service and satisfaction. With the knowledge and experience of our professionals we guarantee measures are taken to achieve the best concrete workmanship possible. Special attention is given to the proper placement of concrete for each job. This includes preparation of the subgrade, compaction, reinforcement material, and strategic placement of control joints to provide a structurally stable product. We work very closely with our concrete producer and material suppliers to provide the customer with the highest quality project.

Concrete consists of a mixture of many natural materials. These materials are combined in different ways according to the specific use of the finished concrete, regional requirements, and climate. Because it is a natural product, it is difficult to control how it will react to various conditions that are beyond the control of the contractor. Despite the skills of our workmanship, the quality of our materials, and the strength and durability of the concrete, our product is not without its inherent flaws. Concrete can be damaged by many factors beyond our control such as:

Cracks: Due to the unique weather conditions of the Midwest (extreme hot and cold temperatures) "hairline cracks*"* or "stress cracks" can occur despite all precautions taken. Most of these "cracks*"* are only superficial and not structural. If cracks occur that exceed 1/4" in width within the first year it may be considered treatable. Repair of the concrete crack with caulking will be considered an acceptable form of repair. If it is determined that a more extensive treatment is needed, only the affected area will be repaired/replaced.

Flaking or popping: Concrete can occasionally experience "flaking or popping". Harsh weather conditions can cause flaking or popping as well as chemicals added to the surface after placement. Flaking or popping that does not exceed 20% of the total work area is not considered a defective product.

Discoloration: It is not possible to match the color of existing concrete. Sometimes different pours on large jobs may have a slight color variation however, the color variation is typically minor and fades with time. If you choose to replace a section of your driveway, patio, or sidewalk please be aware there will likely be a color difference. KCC can make no warranty that our work will match the color of your existing product.

Shifting or settling: It is common for driveways, sidewalks, porches, patios, and garage floors to have some shifting or settling over time. This is not necessarily a sign of poor workmanship. There is no way for us to prevent sub-grade settling, underground root growth, erosion and/or drainage issues, or shrinkage of the subsurface layers. We take all necessary precautions to provide a stable foundation for the concrete however we do not warranty against settling because the sub-grade level is beyond our control.

**Damage to the concrete can also occur from normal wear and tear, de-icers, chemicals, equipment, vehicles, or "acts of nature". Any of which would not be considered a warranty issue. Any concerns must be addressed as soon as they are noticed and KCC must be made aware of the concern before the warranty expires. It is the sole discretion of KCC to the level of repair/replacement of the work if deemed a workmanship or defective material issue.**

Care of your concrete from the manufacturer: How to increase the durability of your new driveway

An Owner's Guide to Care and Maintenance of Exterior Concrete.

The Kansas City area is considered to be one of the toughest freeze-thaw areas in the country. Sealing your concrete driveway is one of the methods used to combat the effects of the multiple freeze-thaw cycles. By properly sealing the surface of the concrete driveway you help stop the penetration of water into (or just under) the surface of the concrete. Water penetrating the surface and freezing is one of the causes of scaling and popouts, especially in concrete less than two years old. Sealing is the last step in ensuring a good-looking durable driveway that will last for years. Your concrete driveway will provide many years of service with very little care if you take the following precautions.

1. After your driveway is poured it should be sealed before the first two winter

seasons and then every third year. (Contact your builder, your finisher or your ready-mix supplier for recommendations of a good quality sealer.)

2. Do not use de-icers of any kind during the first two winters. Sand can be used for

traction.

3. Do not allow snow or ice to accumulate on the driveway during the first two

winters. Keep it cleaned off.

4. Keep fertilizer washed off the driveway, as it will chemically attack the cement

paste ultimately destroying the driveway.

5. Apply a quality sealer to the driveway in the fall of each year for the first two years

then every third year after that. Sealers should be applied to dry concrete

preferably when the air temperature is above 700 F.

O The surface of the driveway must be cleaned and dry prior to sealing.

Contact your builder or ready-mix supplier for additional information and for recommendation of a good quality sealer.

Geiger Ready-Mix Recommendations:

1. Clean the surface (either a good sweeping, a leaf blower or by power washing). 2. Allow adequate time to dry thoroughly.

3. Apply sealer -We strongly recommend using TK-290 Tri Siloxane Sealer

manufactured by TK Products, or Price Salt Sentry manufactured by Price Research, LTD.

A 5 gallon can of either brand of sealer will cover approximately 750 square feet. The sealer can be applied with a paint roller or by using a garden type sprayer.

We recommend that you seal your exterior concrete before the first two winters and then every 3rd year to increase the durability of your driveways, sidewalks and patios.

Concrete that is maintained properly, unlike most building materials, will gain strength and durability with age. The two most common problems associated with concrete driveways and sidewalks are scaling and shale popouts. Both can be minimized if you follow the suggestions listed above.

**With *proper care your driveway* will *provide you* with *many years of service***.