

SAMPLE PAGE – NOT FOR DISTRIBUTION

Homeowner Responsibility: *Maintenance Alert!* Cracks that occur at **control joints** are to be maintained by the Homeowner. This maintenance consists of filling the crack with a suitable concrete caulk. Also the Homeowner should maintain the area around the driveway in a way that will not allow soils to be washed away from beneath the driveway. Tree roots are a primary cause for concrete to heave and/or crack in landscaped areas. When placing trees in the vicinity of any concrete product, it is important to consider the potential growth of the root system (for example, palm trees have very small root balls, while the root system of a willow is extensive and will cause significant heaving of drives and walks). The Homeowner should seek the advice of a licensed landscape architect or contractor and install a root barrier system in these instances.

Condition #2: WALKWAY IS CRACKED**Can Affect:**

- ◆ Appearance
- ◆ Safety issues related to tripping hazard
- ◆ Structural integrity of the sidewalk

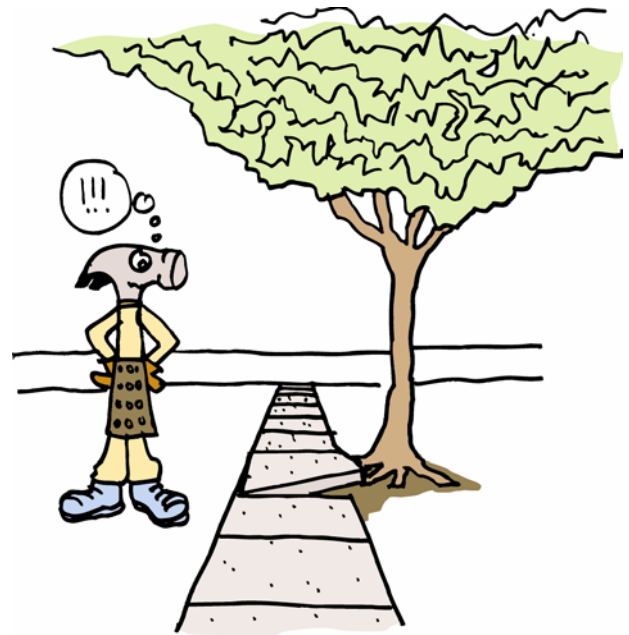
Performance Guideline: Any crack that exceeds $\frac{1}{4}$ inch in width or exceeds $\frac{1}{4}$ inch in vertical displacement is unacceptable. Cracking that occurs at a **control joint** is acceptable, unless the crack exceeds 1 inch in width and $\frac{1}{4}$ inch in vertical displacement. Minor cracking is considered normal.

Comments: Generally speaking, the further away from the foundation, the less compaction there is within the soils. Concrete sidewalks are much more susceptible to heaving or subsiding than a structural foundation. Not only is the soil potentially not as well compacted, but there may be a flow of irrigation water to the landscape. If the soils are expansive, water will cause the soils to expand; when the soils dry out they start to contract. Both expansion and contraction apply an excessive amount of stress upon concrete.

Builder Responsibility: The Builder should meet the above Performance Guideline, providing the cracking is not a result of any Homeowner negligence. If the concrete cracks exceed the Guideline, the Builder should make the appropriate repairs as necessary to meet the above Performance Guideline. The Builder will also be responsible for the replacement of any landscape material that was damaged as a result of the repairs.

Homeowner Responsibility: *Maintenance Alert!*

Cracks that occur at control joints are to be maintained by the Homeowner. The Homeowner should also maintain the area around the sidewalks in a way that will not allow soils to be washed away from beneath them. Tree roots generally pose the biggest threat to concrete sidewalks. When Homeowners decide that they want to install a tree, they often make their decision solely on the beauty of the tree. However, when placing trees in the vicinity of any concrete product, the most important consideration should be the potential for growth of the root system.



THIS TREE WAS PLANTED
TOO CLOSE TO THE SIDE WALK..
ITS ROOTS PUSHED UP THE WALK!