

bluestone patio

Authored by: **Maurizio Bertoli** [mailto:mail@mbstone.com]

Saved From: <https://marblecleaning.org/knowledgebase/article.php?id=90>

When our patio was installed, the contractor neglected to seal the cement foundation and now water that runs under our property is saturating the cement and it's making the grout darker (from gray to black) and also discoloring the stone slowly. It looks mottled now in areas. What can we do short of taking the whole patio out? I'm afraid if we seal it, the efflorescence will come up and be trapped under the sealer where we can see it. I'm very upset about this and am also wondering if we have any grounds for having the company redo the patio. I've been told sealing the cement first would have solved much of the problem and that it's always done but it's too late now. And is there any way to get the grout to dry out so it looks gray again and then I can seal the grout and hope the water under the patio doesn't penetrate it anymore? Any suggestions? Thanks, Janet

Dear Janet:

Sorry, but it's jack-hammer time!... :-)

As you guessed it already by yourself (BTW, congratulations!) that the application of a sealer would only worsen matters.

They should have applied a good-quality water-proof membrane to the concrete slab before installing the stone.

Do you have any legal recourse?

I don't know for sure, but I doubt. I don't think that there is any enforceable industry standard that specifies that. At best you can find some industry "recommendation" if that much. So, it could end up being an "expert" against another "expert".

You could try to post your query at: <http://johnbridge.com/vbulletin/index.php?s=>. They may be able to help you with the legality of your matter. Maybe some Tile association has enforceable standards about this. The stone industry does not.

With the help of consumers like you it could change, though!

May I ask you now to please read and e-sign our Statement of Purpose at: <http://www.marblecleaning.org/purpose.htm> ? :-)

Ciao and good luck,

Maurizio Bertoli

www.marblecleaning.org "The **Only** Consumers' Portal to the Stone Industry Establishment!"