

A good patio should fade into the background of your life. It should survive freeze, thaw, spilled wine, the dog's shortcuts to the lawn, and a few overzealous barbecues, all without demanding weekend after weekend of fuss. In London, Ontario, the path to an easy patio starts before the concrete truck ever shows up. It continues with the right sealer and a few small habits that pay off for decades.

I have poured and maintained patios from Old North to Byron, and if there is one constant in this city, it is weather. We see temperature swings from minus 20 to plus 30 Celsius, fast thaws, and the odd 30 millimetres of rain in a single day. Concrete is a durable material, but it is not magic. When homeowners lean into a few smart choices up front, and then follow through with simple care, low-maintenance becomes real, not a sales pitch.

## **The London climate lens**

Our winters put concrete through a lot. Water gets into pores and hairline cracks, expands when it freezes, and slowly pries things apart. De-icing salts that help on the driveway can attack the cement paste and pop off surface fines. Spring brings saturation and more freeze cycles. Summer sun bakes the slab and pushes UV at any film on the surface. That mix sets the rules.

To live well here, a patio needs three lines of defense. First, the slab itself needs the strength, air content, and jointing to handle expansion and contraction. Second, the surface needs a texture that grips when wet, yet cleans easily. Third, the sealer must let the slab breathe, repel water and stains, and hold up to UV. Skimp on any of those, and maintenance gets heavier.

## **Start with the slab: what “low-maintenance” looks like underfoot**

Design and mix decisions make or break care requirements years down the road. Low-maintenance patios in London usually share these traits.

A proper base and slope. Concrete is strong in compression, not in flexing. A four to six inch layer of compacted Granular A, well graded and pitched at about 2 percent away from the house, limits settlement and keeps water moving. If a patio holds water after a storm, you will fight algae, freeze damage, and sealer failures. I have come back to more than one patio to fix what drainage would have prevented.

A suitable air-entrained mix. For exterior flatwork here, I like 27 to 32 MPa concrete, 5 to 7 percent air, a water to cement ratio around 0.45, and either synthetic fibers in the mix or light reinforcing. Air entrainment creates microscopic voids that give freezing water a place to expand. It is cheap insurance against surface scaling. Skip it, and no sealer will save you.

Reinforcement and joints placed with intent. No slab is crack free. The goal is to control where cracks form. Sawcut control joints should be spaced at panels no larger than 2 to 3 times the slab thickness in feet, which translates to about 8 to 12 foot panels for a 4 inch patio. Cut them within 6 to 12 hours, one quarter to one third the slab thickness. Against a foundation, use an isolation joint material and seal it afterward to keep water out. If you plan a pergola, hot tub, or outdoor kitchen, talk to residential concrete contractors early. Thicken footings at posts, and tie the plan together so heavy points do not telegraph cracks through the patio.

Edges and transitions that respect movement. Where the patio meets a step, a walkway, or a driveway, think about how the pieces expand and contract. A simple bead of polyurethane joint sealant over backer rod at those seams pays dividends. So does a slight chamfer on exposed edges, which resists chipping from shovels and snowblower skids.

## **Texture and finish: cleanability meets traction**

The finish you choose sets both the look and the maintenance personality of the patio. For patios London Ontario sees every day, three finishes dominate: broom, exposed aggregate, and stamped.

A light broom finish remains the benchmark for slip resistance and ease of care. The trick is a fine, consistent texture at 90 degrees to the main walking path. Too rough, and dirt packs into grooves and power washing becomes a weekly sport. Too smooth, and you will fear rainy days. A refined broom, often paired with a smooth steel trowel border, hits the sweet spot for low maintenance.

Exposed aggregate can look timeless, especially with local stone, and it hides dust and small debris well. Where owners get into trouble is sealer build. Exposed work often gets film forming sealers to pop the stones, and if you reseat too

often, you can create a slick surface. If you love the look, select a penetrating water repellent as your base sealer and, if you want sheen, choose a breathable acrylic with a matte or low gloss and traction additive.

Stamped concrete has grown up. Modern stamp mats give realistic slate, flagstone, or wood grain without the weeds and settlement that pavers invite. Maintenance lands on two axes: the release color that highlights texture, and the sealer. UV stable, breathable acrylics keep colors honest and wear gradually. Choose patterns with channels that drain, not bowls that trap water. I have seen stamped patios near pools where people chased a mirror gloss, only to sand it back later once they saw how slick wet footprints could be.

For backyard pathways London Ontario homeowners often pair with patios, a sawcut joint pattern matching the patio panels creates a unified look. Keep the path at least 36 inches wide for one person, 48 inches if you expect two people to pass or plan to move a wheelbarrow often. On slopes, landings every 30 to 40 feet reduce slip risk and make shoveling easier.

## Sealers, demystified

Sealers make or break the maintenance plan, yet they are often chosen by sheen alone. The right choice comes from understanding chemistry and your goals. Exterior concrete needs to shed water, resist stains, and handle UV. It also needs to breathe. Trapped moisture under a non-permeable film produces whitening, peeling, or worse, micro freeze damage. The safer families of products for patios here are penetrating repellents and breathable film formers.

Penetrating water repellents use silane, siloxane, or blends that soak into the capillaries and make them hydrophobic. They do not change the look significantly, do not gloss, and let vapor out. They excel where you want low maintenance most: broom and lightly textured slabs, exposed aggregate when you prefer a natural matte finish, and any patio near lawn irrigation. They will not hide a stain, but they reduce absorption, which buys you time to clean. Expect 5 to 10 years on vertical surfaces, 3 to 7 years on flatwork, depending on traffic and UV.

Acrylic film forming sealers sit on top. Choose water based, UV stable, breathable versions made for exterior flatwork. They deepen color and can add low to medium gloss. They are easier to recoat than solvent versions in most residential settings because Ontario's VOC limits steer many contractors toward waterborne products, and you avoid trapped solvent issues in cooler seasons. If you go this route, use an anti slip additive. Think of these as the dress shoes of sealers, better for stamped or integrally colored concrete where visual pop matters.

Avoid epoxies on exterior slabs. They are fantastic indoors, but outdoors they trap vapor and chalk in UV. Two part polyurethanes can be too rigid and glossy for patios, and some amber in sun. Save those for specialty cases like covered porches with minimal weather exposure.

Here is a quick picker that I use when explaining options to clients.

- Broom finish, natural look, minimal fuss: silane or siloxane penetrating sealer, no sheen, reapply every 4 to 6 years.
- Exposed aggregate, slight color deepening without gloss: blended penetrating sealer designed for decorative aggregate, breathable, reapply every 3 to 5 years.
- Stamped or integrally colored concrete with visual pop: water based, UV stable, breathable acrylic with anti slip grit, reseal every 2 to 3 years as needed.
- Near pools or irrigation overspray: prioritize penetrating repellents first, add a thin acrylic only if you accept the slip trade-off and use grit.
- Heavy shade or north exposures where algae can form: penetrating sealer to reduce moisture retention, plus periodic gentle cleaning rather than chasing gloss.

## How to apply sealer so it lasts

Timing and prep matter as much as the product. You can put a perfect sealer on a damp, uncured slab and resent it for years. Let the concrete cure. A safe rule is 28 days after placement, or when a moisture test reads under about 4 percent. Choose a weather window with 10 to 25 Celsius, no rain in the forecast for 24 hours, and minimal wind. Wind dries the top of the film too quickly and can cause lap marks.

Clean first. Remove old failed sealer with the method the manufacturer recommends. Many water based acrylics can be cleaned and recoated, but solvent heavy residues sometimes require stripping. For a first seal on new concrete, a light detergent wash and a gentle rinse is enough, followed by air dry. Do not saturate the slab right before sealing. Water in the pores competes with the sealer and blisters films.

Apply thin, even coats. For penetrating products, a low pressure sprayer works well. Flood the surface enough to keep it wet for a few minutes so the silane or siloxane soaks in, then back roll to even out. For acrylics, a microfibre pad or a quality roller at the recommended nap lays down a consistent coat. Two thin coats beat one heavy coat every time. [residential driveway london ontario](#) Heavy coats trap moisture and scuff easier.

Respect recoat and cure times. Most water based acrylics want two to four hours between coats and 24 hours before furniture. I tell clients to treat it gently for 72 hours. Early scuffs become permanent signatures you will see for years.

## **Cleaning routines that do not eat your weekend**

The most effective maintenance plans are boring. They rely on small, quick touches at the right intervals.

Routine cleaning is simple. A broom or a leaf blower once a week in the heavy use months keeps grit from acting like sandpaper under chair legs. A garden hose and a pH neutral cleaner every month or two during the season is plenty. If you pressure wash, stay at or below 2,000 psi with a 25 degree tip and keep the wand at least 12 inches off the surface. I have watched well meaning owners etch their patio in an afternoon. Etching opens the surface and invites more dirt and water in.

For snow and ice, mechanical removal wins. A plastic shovel edges are kinder than metal. Snowblowers are fine if the skid shoes are set a notch higher than the slab and you avoid pivoting the auger on corners. Use sand for traction. If ice is stubborn, calcium magnesium acetate is gentler than rock salt. Do not use ammonium nitrate or ammonium sulfate. If you must use salt on steps for safety, rinse those areas early in spring.

Stain response should be quick but measured. Oil spots lift with a poultice made from baking soda or a commercial degreaser, left on for 10 to 20 minutes and rinsed. Leaf tannins fade with oxygenated bleach, not chlorine, which can lighten integral color. Rust responds to oxalic acid cleaners used sparingly. Test a small area and rinse thoroughly. For barbecue grease near a grill, a simple grease mat under the prep zone stops the problem at the source.

## **A seasonal checklist that actually saves time**

- Spring: Rinse winter grit, inspect joints and edges, top up joint sealant where gaps opened, check downspouts and splash pads so water does not dump onto the slab.
- Early summer: Light clean, apply a penetrating sealer if the calendar says you are due, or test acrylic sealer by placing a damp cloth for a minute and checking for darkening that suggests the film has worn thin.
- Mid summer: Watch for high traffic scuffs on acrylics, lightly clean and spot recoat before wear cuts into color.
- Fall: Final wash, remove leaf buildup that can stain, store planters on risers so trapped moisture does not blotch the surface.
- Winter: Shovel promptly, use sand for traction, keep snow piles off stamped detail valleys where meltwater can refreeze.

## **Fix small problems before they grow**

Hairline cracks under a millimetre wide that do not change with seasons can be left alone or filled with a high quality, color matched polyurethane sealant. Wider cracks, or ones that open and close, point to movement you should address. Settlement near a downspout tells you where water is misbehaving. Lifting at a step often traces to frost heave under a thin base. The earlier a local concrete expert looks, the simpler the remedy. I have injected small voids under slabs with flowable grout to stop a teetering corner for less than the cost of a new section.

Scaling at the surface is usually a cocktail of poor air content, early finishing, de-icing salts, or heavy power washing. If the slab is structurally sound, you can lightly grind and switch to a penetrating sealer. That resets the maintenance plan and eliminates the cycle of re-glossing a failing film.

## **The case for planning with professionals**

DIY concrete is possible, but patios that behave well in London are easier to get when you partner with residential concrete contractors who know the local soil and weather. Crews who pour in our clay and silt understand how to compact and drain, and how to chase an early morning window to saw joints before a hot day bakes the surface. They also own the right tools, from power trowels to backpack sprayers that apply sealers evenly.

The phrase custom concrete work can mean stamped patterns and borders, but it also covers subtleties that affect maintenance. A simple 1 inch border with a smooth finish where chairs slide in and out does more for long term looks than a second stamp color you will rarely notice. A disguised trench drain at a patio door can prevent a basement warranty claim. Your local concrete experts will suggest these moves because they have eaten the callbacks when they were not done.

As for costs in London, expect wide ranges depending on access, base work, finish, and detailing. A simple broom finish patio on good access might run 14 to 18 dollars per square foot. Exposed aggregate usually lands around 16 to 22. Stamped work, with color and texture and more sealer attention, often sits between 20 and 30. Borders, steps, lighting sleeves, and complex shapes add to that. Good contractors are transparent about allowances and will talk you through where money buys durability versus mere looks.

Permits are another local variable. Flat, at grade patios usually do not require a building permit in London, but setbacks, conservation authorities, and grading plans can apply, especially near ravines or in new subdivisions. Before you break ground, check the city's guidelines and call utility locates. A nicked gas line will erase all the savings of a rushed start.

## **Backyard pathways that carry their weight**

A patio rarely stands alone. Paths stitch the yard together, keep feet clean, and make winter chores sane. For backyard pathways London Ontario homes rely on, think of maintenance at design time. Keep curves gentle so a snowblower can track without gouging edges. Where a path skirts a garden, install a clean edge, whether concrete, steel, or heavy duty composite, to stop soil from raveling onto the walkway. A path that meets a patio should share joint spacing and orientation so it moves the same way. If the yard has a low spot, a path can double as a subtle swale to move water, provided the finish is broomed for traction.

Lighting along paths reduces slip risk, and it keeps shoveling safer. Conduit installed during the pour costs little compared to trenching later. Ask your contractor to sleeve under paths and patios for future wiring and irrigation. It is one of those custom concrete work details that no one sees but everyone appreciates when it is time to upgrade.

## **Color, borders, and other design choices that age well**

Integrally colored concrete weathers more gracefully than topical stains on most patios. The color runs through the slab, so small chips or wear do not show a grey core. Pairing an integral base with a light antiquing release on stamped work gives depth without creating a maintenance hostage. Borders in a contrasting but compatible tone help contain furniture scuffs and visually frame the space.

If you have south or west exposure, be careful with very dark colors. They run hot. I have measured flagstone stamps in deep charcoal that climbed above 55 Celsius on a July afternoon. That heat bakes sealers and makes for a patio no one wants to cross barefoot. Mid tones perform better, and they hide dust and pollen yet clean easily.

Add anti slip grit to any glossy sealer. Modern polymer grits are tiny and round. They feel more like a subtle texture than sand underfoot. Reapply grit when you reseal, not as a broadcast on top, which tends to clump and shed.

## Cure times, first season habits, and what to avoid

A new patio changes rapidly in its first month. For the first seven days, avoid heavy furniture and rolling loads. After 28 days, compressive strength is largely there, and you can seal. For the first winter, be ruthless about avoiding de-icing salts. New surfaces are more vulnerable to scaling. If visitors track salt from the driveway, rinse the patio on thaw days.

Do not tarp new concrete tight to the surface in cold snaps. Moisture that condenses under the tarp and freezes can mark the slab. If cold weather curing is needed, professionals will use insulated blankets set off the concrete slightly to allow vapor to [patio contractors london](#) move. Also avoid covering the patio with dense outdoor rugs that trap water for long stretches. If you use rugs, lift and dry them every few weeks, and pick ones with vented backings.

Furniture pads and planters are small things that cause big headaches when ignored. Plastic feet under chair legs reduce scuffs on acrylic sealers. Planters belong on risers to let air under them. A ring from a soggy pot on a sunny day is a classic blotch on decorative concrete, and it is avoidable.

## Real world example from the city

A few summers ago, we poured a 400 square foot stamped patio in Wortley Village, slate pattern, integral light grey with a subtle charcoal release. The yard pitched toward the house, so we carved in a low linear drain hidden under a 5 inch border and tied it to a dry well. The client wanted a slight sheen but had grandchildren who sprinted out of the kiddie pool. We chose a water based, breathable acrylic at matte, with a polymer grit. Two years later, I stopped by to reseal a different job nearby and checked theirs. With normal use, they had skipped one reseal by keeping up with gentle cleaning, and the grit still felt right. No algae, no whitening, and most importantly, they had never had to scrub off chalked film. That patio worked because the sealer matched the use and the drainage plan kept water out of trouble.

On another project in North London, a broom finish patio tied into backyard pathways and a shed pad. The homeowner almost chose exposed aggregate. We walked through workload. They have a pine tree that sheds needles all fall. The broom finish won on cleanability. We sealed with a silane blend. Four years in, they have not touched it beyond rinsing and the occasional pass with a neutral cleaner. The pine still sheds. The patio does not care.

## When and how to reseal without overdoing it

Sealers wear, and that is a feature, not a failure. A breathable acrylic that slowly thins under traffic is doing its job and taking scuffs on the chin so the concrete does not. The test I like is simple. Wet a small area with a damp cloth for a minute. If the area darkens quickly and evenly when you lift the cloth, the film is thin or gone there. If you see whitening under an acrylic, moisture is trapped. Wait for a dry stretch, clean gently, and let the slab breathe before recoating. For penetrating sealers, drip a few drops of water in several spots. If they bead and sit, you have protection. If they soak quickly, it may be time to reapply.

Do not stack film forming coats year after year without stripping or lightly abrading when the build gets heavy. Thick acrylic stacks turn patios into skating rinks and make it hard for moisture to move. If you are not sure what is on your patio, a local contractor can spot it. Many residential concrete contractors keep sample boards of common sealers and know how they age in our sun and snow.

## Safety and environmental notes that matter

Ventilation matters when using any sealer. Water based acrylics have lower VOCs, but even they benefit from fresh air and proper PPE for the applicator. Keep pets and kids off during application and cure. Dispose of rags and rollers properly. Cure and sealers can heat in a pile and cause problems.

From an environmental angle, the lowest maintenance patio is the one that does not need early replacement. That brings us back to base prep, drainage, and air entrainment. If you want to push further, ask about cement blends with supplementary cementitious materials like slag or fly ash. They lower the carbon footprint of the mix and often improve

durability. In our climate, mixes with a sensible percentage of SCMs can perform beautifully, provided the finisher respects set times.

## Working with the right team

In a city with four seasons of weather in a week, the steady path to low-maintenance patios runs through planning and small habits. Tap into local concrete experts who understand our soils, our codes, and our weather patterns. Ask to see projects that are three to five years old, not just the ones sealed last weekend. Good contractors are proud to revisit older work because it proves their process.



Whether you are pulling together a simple broom finish off the kitchen or a stamped showpiece with backyard pathways London Ontario neighbours will notice, weigh choices by the work they ask of you later. A practical slope, the right mix, breathable sealers, and a light hand with cleaning tools is not glamorous. It is what keeps a patio from stealing your Saturdays.

If you remember nothing else, remember this. Concrete is honest. It reflects the decisions you make before and after it hardens. Respect water, choose materials that breathe, and keep routines simple. Your patio will pay you back every season.

**NAP**

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Ferrari Concrete is a family-owned concrete contractor serving London, Ontario with residential, commercial, and industrial concrete work.

Ferrari Concrete provides plain, coloured, stamped, and exposed aggregate concrete for driveways, patios, porches, pool decks, sidewalks, curbing, and garage floors.

Ferrari Concrete operates from 5606 Westdel Bourne, London, ON N6P 1P3, Canada (Plus Code: VM9J+GF) and can be reached at 519-652-0483 for project consultations.

Ferrari Concrete serves the London area and nearby communities such as Lambeth, St. Thomas, and Strathroy for concrete installations and upgrades.

Ferrari Concrete offers commercial concrete services for parking lots, curbs, sidewalks, driveways, and other site concrete needs for facilities and workplaces.

Ferrari Concrete includes decorative concrete options that can help homeowners match finishes and patterns to the look of their property.

Ferrari Concrete provides HydroVac services (Ferrari HydroVac) for projects where hydrovac excavation support may be a fit.

Ferrari Concrete can be found on Google Maps here: <https://www.google.com/maps/search/?api=1&query=Ferrari%20Concrete%2C%205606%20Westdel%20Bourne%2C%20London%2C%20ON%20N6P%201P3>

## Popular Questions About Ferrari Concrete

### What services does Ferrari Concrete offer in London, Ontario?

Ferrari Concrete provides a range of concrete services, including residential and commercial concrete work such as driveways, patios, porches, pool decks, sidewalks, curbing, and garage floors, with finish options like plain, coloured, stamped, and exposed aggregate.

### Does Ferrari Concrete install stamped or coloured concrete?

Yes—Ferrari Concrete offers decorative finishes such as stamped and coloured concrete. Availability can depend on scheduling, season, and the specific pattern/colour selection, so it's best to confirm details during an estimate.

### Do you handle both residential and commercial concrete projects?

Ferrari Concrete works on residential projects (like driveways and patios) as well as commercial/industrial concrete needs (such as curbs, sidewalks, and parking-area concrete). Project scope and site requirements typically determine the best approach.

## **What areas does Ferrari Concrete serve around London?**

Ferrari Concrete serves London, ON and surrounding communities. If your project is outside the city core, it's a good idea to confirm travel/service availability when requesting a quote.

## **How does pricing usually work for a concrete project?**

Concrete project costs typically depend on size, site access, base preparation, thickness/reinforcement needs, drainage considerations, and finish choices (for example stamped vs. plain). An on-site assessment is usually the fastest way to get an accurate estimate.

## **What are Ferrari Concrete's business hours?**

Hours listed are Monday through Saturday from 8:00 am to 6:00 pm. Sunday hours are not listed, so it's best to call ahead if you need a weekend appointment outside those times.

## **How do I contact Ferrari Concrete for an estimate?**

Call [\(519\) 652-0483](tel:5196520483) or email [info@ferrariconcrete.com](mailto:info@ferrariconcrete.com) to request an estimate. You can also connect on [Facebook](#), [Instagram](#), and [YouTube](#). Website: <https://www.ferrariconcrete.com/>

## **Landmarks Near London, ON**

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