

OUTDOOR GRIND & SEAL PROCESS INFORMATION

SINGLE STAGE PROCESS

- WHAT -** Exposure grind, grout and application of 2 coat, satin finish, UV stable coating system. PLEASE NOTE CURE PERIODS - There will be a 7 day cure period after completion of the floor no foot traffic allowed.
- WHEN -** **After:** - Skip for waste, toilet, water supply and power for hand tools are available onsite
 - Slab has been down for a minimum of 28 days
 - Any acid washing of bricks is complete
- HOW -** **Before:** - any fit out or fixtures are installed as they limit machine access.
 We require **exclusive site access** for the duration of work. We bring our own truck and generator to run our machines. Suitable site access is compulsory. The floor must be protected after completion during any further fit out.

Note: *For the grind, etch and seal system or pavilion system* there is a 3 day cure period where no foot traffic is allowed after grinding and etching - prior to applying the sealer. If the area is exposed to weather these must be 3 dry days. There is no grouting in either of these options so pin holes/stone loss holes may be visible.

Unless otherwise discussed and noted on quote the coating system will be a UV stable 2 coat solvent based system for all grind and seals. Grind Etch and Seal will have a penetrating sealer with no gloss level (concrete appears raw but has non dusting qualities). Pavilion Finish will have a semi-gloss 2 coat topical UV coating applied.

IMPORTANT INFORMATION FOR ALL TRADES WORKING ON A SITE HAVING POLISHED CONCRETE

FRAMING Take care when framing out as once the frames have been fixed to the floor they should not be moved. To shift a wall frame after fitting **DO NOT REMOVE FIXING** as obvious and irreparable floor damage will occur - please call Craig on 0409 462 834 to discuss **before moving**.

PROTECT THE FLOOR It is the builders' responsibility to protect the floor from damage once complete. It is important that the floor is protected from paint overspray, spills, and plaster spillage. Plaster, paint and chemicals should be mixed and stored outside. Mask, cover and tape floor prior to painting and drop sheets should be used in any immediate area being worked on when plastering or using chemicals. Do not apply tape directly to the floor surface.

ACID - Bricks need to be cleaned as they go rather than acid washed on areas **directly in contact with a floor being polished**. Outdoor brick work must be acid washed before we do the internal floors. If acid from brick washing outside accidentally comes into contact with the concrete area it must be neutralised and flushed thoroughly and immediately or the concrete will etch, require re-grinding and possibly reject and discolor coatings. To do this you can use cloudy ammonia and water in an 1:8 ratio over the affected area. Leave for 10 to 15 minutes before a high pressure wash to rinse the floor ensuring all areas have been completely cleansed of the chemicals. Under no circumstances should acid washing occur after the floor is finished.

TROUBLESHOOTING

OPPS! Any spills should be wiped up immediately with water or a pH neutral cleaner only. Damage to the floor from spills or accidents must be communicated prior to our site arrival and if damage can be fixed may incur additional cost.

DRAINS require specific set out at time of pour if including these in your alfresco area. Please see slab guidelines for more information. These may not be able to rectified once installed.

NOTES

Some minimal stone loss is always possible in exposed flooring. To lessen the impact of these we fill stone loss holes with a resin based product to assist in disguising the imperfection and maintaining a flat floor surface.

MACHINE ACCESS - As walls are already in place we are limited by machine access. While hand tools are used to get into these areas as much as possible exposure levels may be lower in these areas.

SITE ACCESS - Our machines weight almost 500kg. We bring a generator to run the machines on our truck. Suitable site access must be provided this includes being able to get our truck close enough to the house entrance to lift the machine by crane to the entrance level.

ADDITIONAL WORK / SITE VISITS – Anything that requires additional or unquoted work must be communicated prior to us arriving on site to ensure we have the materials, tools and products with us as well as allocating enough time on the job. This includes fixing holes, repairing damage, Control joints, drain areas, etc. Anything that requires additional work from what is quoted or extra site visits due to non-communication will incur variation charges.

MOISTURE or contamination that rises up through the slab will cause a coating systems to fail. If these issues are of any concern a specialised treatment may be required prior to installing a coating system on the floor. It is the owners/builders' responsibility to inform us if they believe a treatment will be needed prior to our arrival on site to install the coating system. Spec Floors hold no responsibility for coatings that fail due to unsuitable substrate.

Please confirm before signing contracts if you are unsure of any process, inclusions or the level of finish allowed for in your quote.

MAINTENANCE OF COATED CONCRETE FLOORS

To clean coated floors we recommend using water and a mop. If a cleaner is desired it is important to only use a pH neutral cleaner (pH7 by Agar). This is available at Riverina Cleaning Supplies as well as other various outlets. If streaking occurs a small amount of methylated spirits can be added to the water. *Acidic, alkaline, caustic or other non pH neural cleaners will damage the floor and void any installation warranty; this includes products such as pino-clean etc.*

Coated floors should be protected from heavy or sharp objects being dropped or dragged across the floor. We recommend the use of felt under the feet of furnishings to assist in prevention of surface scratching and dulling.

Reapplication of coatings is required periodically as they wear.

For outdoor UV coating systems:

As a guide only based on domestic traffic this is generally every 5 – 7 years.

Coatings will dull in high traffic areas as an indication that recoating is needed. Reapplication generally takes one day. If left too long and the coating wears through the entire floor will need to be stripped back to bare concrete via a grinding process and a new coating system will have to be installed. This incurs a substantially higher cost than recoating.

All furniture needs to be removed prior to our arrival. We need to recoat the entire floor at one time to ensure continuity of finish (completing separate rooms at separate times is not ideal or cost effective). **PLEASE NOTE THERE IS A 7 DAY CURE PERIOD.** Light foot traffic is permitted after 48 hours but please remove shoes.

For Grind, Etch and Seal or Pavilion Finish Systems:

As a guide only based on domestic traffic and normal environmental conditions the sealer may need to be re-applied every 5 to 10 years.

The sealer used in these systems is designed to give the concrete non-dusting, better wear and better cleaning properties. If water is no longer beading on the concrete surface a reapplication of the sealer is required.

PLEASE NOTE THERE IS A 24 HOUR CURE PERIOD.

If you are unsure about the level of wear on your coated floor please contact on us on 0409 462 834 to evaluate it.