

SPEC FLOORS POLISHED CONCRETE RENOVATION PROCESS INFORMATION

SINGLE STAGE PROCESS

- WHAT -** Surface grind to level floor (minimal/random exposure or full exposure depending on slab quality and flatness - As a rough guide Approx. 2 -5mm is removed from concrete), grout, application of densifiers, surface refinement to chosen level (polishing), application of penetrating sealer and buff.
- WHEN -** **After:**
- Skip for waste, toilet, water supply and power for hand tools are available onsite
 - Existing floor coverings & skirting boards have been carefully removed
 - Any floor repairs have been assessed and quoted
 - Internal sliding doors have been removed and door frames
 - Any new walls have been framed & plastered
 - Any ceiling repainting has been completed and first coat applied to walls
 - Any acid washing of bricks has been completed
 - Area has been thoroughly cleared of non-permanent fixtures and furniture and cleaned for unhindered floor access
 - Any adjoining rooms not being completed have had plastic sheets taped to doorways to prevent dust
 - If possible adjoining floor coverings have been removed / not installed yet to prevent being damaged by the machines.
- Before:** - any new cabinetry, kitchen, or other fixtures are installed as they limit machine access.
- HOW -** 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 will be ready to work on the next day. It must be protected from any remaining painting and possible damage during fit out.

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.
- **NO PERMANENT MARKINGS** are to be used on the floor for things such as studs, vents, switches, fittings, lights, studs etc. We suggest a detailed plan or tape on the floor which is then marked with builders crayons. **NO PAINT/MARKERS.**
- **PROTECT THE FLOOR** It is the owner/builders responsibility to protect the floor from damage after each stage of work. Black plastic taped to plaster or ply board is preferable as a protective barrier. 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 floor surface.
- **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.
- **STAINING** Red clay can penetrate into the concrete surface; additional consideration should be made to protect the concrete during the building process when red clay or similar soil is on site.
- **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 complete the floor. If acid from brick washing outside accidentally comes into contact with the concrete area being polished it must be neutralised and flushed thoroughly and immediately or the concrete will etch; this can be costly to fix and/or it irreparable. 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 polishing.

TROUBLESHOOTING

WET AREAS will require considerable changes to enable polished concrete to be installed in an existing home. Please ensure these areas have had a thorough onsite inspection to confirm if it is possible and agree on a customised method. Consideration needs to be given to floor fall, drain setout, waterproofing etc which is normally done at the time of slab pour making bathroom renovations extremely more complex when polishing the concrete.

RECESSED SKIRTS – These should be dry fitted with screws for setting plaster and then removed prior to polishing work on the floor. They can then be refitted permanently after the floor is complete.

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. This fill product is not polishable and in some light may appear duller than the adjoining floor surface.

MACHINE ACCESS - As walls are already in place we are limited by machine access. Areas commonly inaccessible in a renovation include corners, under cabinetry (ie kitchen kickers), under stairs, in cupboards or pantry's with shelving, behind fixtures such as toilets, areas where access point is less than 720 wide etc. While hand tools are used to get into as smaller space as possible we cannot polish where the machines do not fit.

SITE ACCESS - Our machines weight over 450kg. We bring a generator to run the machines on our truck. Suitable site access must be provided.

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, adding extra areas, etc. Anything that requires additional work from what is quoted or extra site visits due to non-communication will incur variation charges.

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 POLISHED CONCRETE

Polished concrete is a high end system aimed at achieving the following benefits:

- Hard wearing
- Attractive
- Environmentally Friendly

The polished concrete process has been designed to achieve the above 3 elements once the process is finished. With the use of the concrete densifier, the concrete will remain hard wearing and resistant to abrasion. For the concrete surface to remain attractive it is vital to use an environmentally friendly cleaning system ensuring no acidic or alkaline products are used on the surface.

Therefore it is recommended the following simple surface maintenance system is followed:

1. Spills should be cleaned from the surface when they occur.
2. Areas where heavy soiling exist will require localized cleaning prior to cleaning entire polished concrete area.
3. In high traffic commercial areas; burnish daily with a high speed burnisher with red nylon pads
4. Where cleaning of the floor with detergent is required:
 - A pH neutral cleaner must be used. For best results we recommend Polished Concrete Cleaner as it contains polished concrete enhancement products to help maintain the floor to it's maximum potential.
 - Apply solution to the floor via mop and a clean bucket of water.
 - If any cleaner apart from Polished Concrete cleaner is used always rinse the floor with clean water after use.
5. Low traffic areas; Use the above steps when necessary

Refurbishment and/or reapplication of the penetrating sealer may be required after 5 – 10 years. This is generally a 1 day process if required.