

SPEC FLOORS ZERO EXPOSURE COATING SYSTEM NEW BUILD PROCESS INFORMATION

SINGLE STAGE PROCESS

- WHAT -** Surface prep (clean only) and application of 2 coats, water based, clear coating. PLEASE NOTE CURE PERIODS – Each coat can be applied on consecutive days as long as weather has allowed for correcting curing. There will still be a 7 day cure period after completion of the floor before fit out traffic can continue. Light foot traffic is permitted after 48 hours but please remove shoes.
- WHEN -**
- After:**
- Concrete is at least 4 weeks old
 - Skip for waste, toilet, water supply and power for hand tools are available onsite
 - walls have gone up and plasterers have finished
 - electrical rough ins (holes cut/wires run etc.)
 - ceiling paint has been applied and walls have had first coat of paint applied (*unless spraying after fit out in which case additional and complete floor protection is required after stage 2 polishing is completed*).
 - internal sliding doors have been removed
 - Acid washing of any bricks has been completed – if being done anywhere near the flooring area it must be protected as acid will damage the surface. It is preferable bricks are cleaned as they go rather than acid washing.
 - site has been thoroughly cleared and cleaned for unhindered floor access
- Before:** - Door frames, sliding door guides, arcs, skirtings, vanity, toilets, bathrooms, stairs, adjoining flooring and kitchen fixtures are installed and any other fit out.
- HOW -** We require **exclusive site access** for the duration of work. We bring our own truck and equipment. Suitable site access is compulsory.

IMPORTANT INFORMATION FOR ALL TRADES WORKING ON A SITE HAVING ZERO EXPOSURE COATING SYSTEMS

PROTECT THE FLOOR It is the builders' responsibility to protect the floor from damage before and after the coating has been installed. 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.

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**.

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 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 polishing.

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.

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.

WET AREA FLASHING can be achieved by setting out the wall frames and cutting 10 – 15mm into the concrete behind the wall joint, construct wall frame and insert foil into the cut and up wall frame to at least 130mm above finished floor, seal foil into cut with polyurethane and fix to frame. **NOTE:** It is the builders' responsibility to ensure all waterproofing conforms to local guidelines and that inspectors are agreeable with this method, this technique is a suggestion based only from experience we have had with other builders' methods.

NOTES

ZERO EXPOSURE floors do not include any machining or surface rectification and therefore we cannot level, grout, or correct surface imperfections such as cracks, whip marks, discolouration, stains etc. See slab guidelines for zero exposure for more detailed information.

SITE ACCESS - 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.

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 builders' responsibility to inform us if they believe a treatment will be needed prior to our arrival on site to install the coating system. Treatment will be at additional cost. 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.

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.

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

