

## SPEC FLOORS ZERO EXPOSURE POLISHED CONCRETE NEW BUILD PROCESS INFORMATION

### SINGLE STAGE PROCESS

- WHAT -** Surface polish (no cutting tools) completed as a wet process, application of densifiers, surface refinement 200/400/800 (polishing), and application of penetrating sealer and buff.
- WHEN -**
- After:**
- 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
  - door stops on any sliding doors less than 820 wide have been cut off at least 400 high for machine access
  - Acid washing of any bricks has been completed – if being done anywhere near the polished area it must be neutralised and flushed thoroughly.
  - site has been thoroughly cleared and cleaned for unhindered floor access
- Before:** - Door frames, sliding door guides, arcs, skirtings, vanity, toilets, bathrooms, 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 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 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 internal floors. 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 which may make 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 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.

**RECESSED SKIRTS** – These should be dry fitted with screws for setting plaster and then removed prior to stage 2 polishing work on the floor. They can then be refitted permanently after the floor is complete.

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## NOTES

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

**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.**

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## 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.*