

## SPEC FLOORS EXPOSED GRIND & SEAL (CLEAR COATING SYSTEM) NEW BUILD PROCESS INFORMATION

### STAGE 1)

- WHAT -** Exposure grind and grout. *Approx. 3 -5mm is removed from concrete to expose the aggregate.*
- WHEN -** **After:** - Slab has cured for 14 - 21 days  
 - Skip for waste, toilet, water supply and power for hand tools are available onsite  
**Before:** - framework or any other construction takes place
- HOW -** We require **exclusive site access** for the duration of stage 1 work. We bring our own truck and generator to run our machines. Suitable site access is compulsory.

### STAGE 2)

- WHAT -** Clean up grind, re-grout if required, filling of stone loss holes<sup>###</sup> and application selected coating system  
 PLEASE NOTE CURE PERIODS - The 2 coat water based system includes an overnight cure between coating applications and a 7 day cure on completion (light foot traffic after 48 hours).
- WHEN -** **After:** - walls have gone up and plasterers have finished  
 - electrical rough ins (holes cut 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 internal sliding doors less than 820 wide must be removed or 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 stage 2 work PLUS CURE PERIODS. 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 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 discolour 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

**WET AREA FLASHING** can be achieved by setting out the wall frames and cutting 10 – 15mm into the concrete (after stage one of the polishing) 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

## 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.

**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 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 neutral 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.**