

Planning on a Decorative Concrete?

Pre-Construction tips for the Builder..

MIXTURE

No calcium chloride accelerators, no use of applied surface curing compounds, and minimal usage of flyash. The more portland cement content, the deeper the colors. Minimum 5 sack mix.

FINISH

To achieve a polished, marbled finish on interior applications, the slab must be hard troweled or power-troweled by the concrete finishers. Burnishing the surface creates more marbled effects. Exterior applications should be broom finished or textured and sealed with a skidguard additive in the sealer.

COVERING

The finished floor is a direct result of it's being free of any foreign substances. Cover and protect the slab from sub-contractor activity. When covering the floor, you may use sheets of masonite or cardboard, on top of builders paper. Do not cover the slab with plastic at any time. It interferes with the curing process of the slab, and causes efflorescence. Details Decorative Concrete is not responsible for moisture or related concerns

RESPONSIBILITY

Owners, builders and contractors are solely responsible for the condition of the floor prior to our commencing work. Insist they each take responsibility for your floor. After the inspection of the finished floor, it is the responsibility of the owners, builders, and or general contractors to protect the finished floor until occupancy.

STAINS

The following substances can penetrate the surface and stain the slab: red framer's chalk, permanent markers, wax pencils, adhesives, oils, gas, primer, paint, stain, sealers, caulk, pvc primer/cleaner, pvc adhesive, food, grease, beverages, and rust from metal or nails. Lumber, wood boards, sawdust, plywood, and plastic all draw moisture from the slab. If left, they can transfer resins and water stains to the slab. Drywall installers frequently use a spray adhesive on the outside corner beads- this adhesive is usually invisible until after staining. The adhesive can be cleaned from the surface but sometimes penetrates- blocking the stain. There are remedies for some of these problems but usually translate into higher costs for preparation.

DEFECTS

All stains on the floor, chips in the concrete or cracks will still be evident after the work is completed. Any patches in the concrete will also be visible. Remember, we are making the floor look "aged", some defects are acceptable.

TAPES

Some masking tapes can remove or leave residue on the sealer. If the painters must use tape, make sure they use green tape, 24 hour tape, craft paper and drop cloths. Ask that they not leave tape down for more than 72 hrs.

SCORING

Scoring is performed shortly after the forms are removed. If done after framing, borders must be cut and then run the score lines up to the border. Grouting with sanded tile grout is an option to achieve a more realistic look.