

Concrete Floor Designs

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Commercial and Residential Builders and Contractors

This is a MUST READ section for builders, contractors & subs. We work extensively with home builders, and have developed this section of the site in order to give you a list of our requirements. Our job goes more quickly and smoothly if we all understand what our expectations are. This is a must-read section for anyone we work with.

Whether you are a builder, contractor, subcontractor or homeowner, this is important information that you should know. Most of this material applies to new construction. Following our guidelines will help us to achieve the optimum results and minimizes damage to the concrete floor before and after the staining and sealing process.

You will need to treat the concrete floor as if it were an unstained wood floor. Anything that can discolor, bleach or stain a wood floor could also affect the success of staining a concrete floor, so protect the floor well before and after staining.

Make sure all floors are protected from sub-contractor activity. The floor will achieve the best staining results if it has been kept free of all foreign substances. Stains, patches, chips or cracks in the concrete will be evident after the staining is finished. Some defects will actually enhance the 'aged' effect of your finished floor, but it is best to protect the floor from the things we have **listed** below.

Owners, builders and contractors are solely responsible for the condition of the floor before we commence work, and after we have completed our work. **We do not imply or accept liability for damaged floors.** Insist that your subs accept all liability for any damage they may cause during construction, both before and after the staining process. We recommend that you have them read and sign a copy of this section.

Contractor Requirements

For builders, contractors & subs

Before the Pour

- Most of our clients prefer a five-sack mix (3500 psi). Do not use sprayed or dusted on surface curing compounds.
- Limit the use of fly ash if possible.
- **IMPORTANT:** Make sure your concrete subcontractor has enough help to keep ahead of the pour.
- To achieve a hard, slick, marble-like finish, power-trowel the surface. Some people prefer to burn it, depending upon on how dark the client wants the floor.
- For sandstone - like finish on exteriors, pool decking, porches, sidewalks etc., use a broom finish.
- Concrete is a porous and susceptible to discoloration. **DO NOT WRITE ON THE SLAB WITH ANYTHING OTHER THAN A PENCIL.**
- Press board, and other forms of lumber, as well as items such as insulation and plastic will modify the moisture content of the concrete, creating a shift in color. Resins from the wood will also stain.
- Verbally inform everyone that the floor will be stained, and remind them frequently. Posting signs is not enough.
- Do not walk on the slab before the surface is completely dry.

Our Procedure...

We need running water and electricity to do our work. With new construction, we prefer to come in right after the house is weather tight, and before sheet rock, masonry or stucco. The entire process usually takes from 3 to 5 working days, depending upon the size of the house, and how extensive the scoring is.

Before we arrive

- Floors must be clean and free of debris. (We will not be able to stain a dirty floor, and will charge a cleaning fee if the floor is not prepared.)
- Running water and electricity must be at our disposal

The Application Procedure

Scoring

Scoring can take from a few hours to a couple of days, depending upon how extensive the scoring work is. We will measure, mark and then score all of the floors before any staining is done.

Staining

Staining the floors can usually be completed in one day. We will prepare the floors by washing them with an industrial detergent. After they are dry, we will stain. Sometimes it is necessary to re-stain depending upon the depth of color needed.

Sealing

We use manufacturer recommended wax sealers for a beautiful finish on our projects. The wax hardens to a nice matte finish, and is very durable and easy care for household use. We will wax the floor with 2 coats, then buff to a nice sheen. This usually takes 1 day. Commercial floors have specific sealing needs, which depend on the type of traffic and use the floor will have. We will discuss that with you during the initial consultation.

After we stain...

After you have inspected the finished floors, it is the responsibility of owners, builders and/or general contractors to protect the stained and sealed floor until move in. **It is very important that you protect the floors.** Workers can use 4X8 sheets of Masonite or hardboard; or rolls of single-sided corrugated cardboard to protect from sheetrock mud, dirt, paint, etc. Overlap the edges; **DO NOT TAPE TO THE FLOOR.** Adhesives in the tape strip the sealer off the floor. Painters can use 24 hour tape and craft paper along the edges, and protect the field with drop cloths. **TAPE ONLY TO THE WALLS.** Spilled paint, tape residue, varnish, overspray, etc. can be costly and difficult to repair.

Whether or not we are contracted to put the floor cover down, **WE ACCEPT NO LIABILITY OR RESPONSIBILITY FOR FLOOR DAMAGE.** (Exception: damage due to accidents or negligence caused by our crew)

Attention!

The following is a list of things that will seriously affect the stain. We will not be able to correct these problems. **WHEN MARKING THE FLOORS, ALL SUBS SHOULD USE PENCIL OR BLUE CHALK ONLY! NO MARKERS, INK, PAINT, ETC. ON THE FLOORS.**

PLUMBERS: Protect the floor from pipe solvent dropped on the floor. It will dry clear and will not show up until the stain is completed. It cannot be fixed!!!

CARPENTERS: Do not use red oxide chalk. It is permanent and will affect the stain. Use blue chalk only.

PAINTERS: Protect the concrete well from overspray of paint or varnish. Do not use masking tape on the floor before staining or after the finish! It does not allow the stain to penetrate the surface of the concrete.

ELECTRICIANS: Protect the floors from spray paint that is used to mark outlets along the base of the walls.

SHEETROCK CONTRACTORS: Cover the floor to catch your mud! The sheetrock mud creates a mess that costs money to have cleaned up before staining can begin.

CONTRACTORS: Do not use curing agents on areas to be stained. These block the stain's penetration.

Other things that affect the stain:

- Masking Tape
- Beverages
- Grease
- Food
- Adhesive
- Caulk
- Poly seal
- Solder
- Oils
- Flux
- Wax pencils
- Permanent markers
- Metal (such as nails that will rust)
- Glues and adhesives

*I have read and agree with the requirements and liabilities listed above. I agree to the terms of required preparation, including the pour specs, floor protection and cleaning. I understand that **Concrete Floor Designs** does not assume liability for floor damage caused before they arrive, or after the floor is finished and inspected.*

Home Owner

Home Builder/Contractor

Concrete Floor Designs