

# TopCrete

## Maintenance Recommendations

### **Introduction**

TopCrete decorative concrete is finished with a toss-on color hardener on top of the concrete slab. The color Hardener provides a tough and strong colored surface to the concrete. The final coat on top of the hardener is usually a clear acrylic sealer the purpose of which is to protect the surface from dirt. Certain applications require a stronger chemically resistant coating such as epoxy for interior applications and Polyurethane for exteriors. In most cases it is this clear topping that wears out with time depending on how clean the environment surrounding the decorative concrete is and the type of traffic it is subjected to.

### **Access to new works**

Concrete slabs on grade require 28 days to achieve maximum strength. To avoid unnecessary damage, vehicular traffic should be absolutely prohibited in the first 14 days since the slab is still green. Foot traffic is possible after 48 hours from the application of the final coat of sealer and depending on weather conditions. The Acrylic sealer requires 48 hours at least for the curing to occur in moderate to warm weather. In Epoxy or Polyurethane applications, the slab should be fully cured (preferably for 28 days) after which the coating is applied.

### **Regular Light Duty Maintenance**

Regular cleaning is essential to keep the surface free from dirt, sand and other agents that may cause abrasion. Washing with clean water & regular soap will be sufficient to do the job. Using water that contains calcium and / or other impurities may result in a whitening effect due to the evaporation of the water and the residue remaining in the grooves. In general pressure washing is possible provided that the tip of the pressure washer remains far enough not to engrave the concrete surface. Avoid using acids and harsh chemicals since this may affect the surface luster. Solvents (paint thinner etc..) should be avoided at all times since they will strip the sealer and dissolve it leaving a dull surface.

### **Tire Marks**

Tire marks are unavoidable in some cases where the surface is coated with regular sealers and subjected to heavy turning vehicle loads. The turning of the wheels while the car is standing still will sometimes cause the sealer to burn under the tires. The burn marks are only as deep as the sealer coat.

Commercial cleaners remove some of the marks. Stubborn marks can only be removed by removing the sealer with solvent and re-sealing. Obviously epoxies and polyurethanes provide more resistant flooring although it does not necessarily solve the problem. Marks on dark colors are less obvious and color selection is essential in reducing the need for more frequent maintenance.

### **Annual Maintenance**

In areas subjected to heavy duty commercial traffic it is recommended to clean and re-seal the surface periodically and inspect it for damages annually to provide a continuous like-new look. The frequency of maintenance is related to the type of coating used, project type and the surrounding environment. A maintenance program should be designed for each specific commercial project.

### **Damage due to breakage**

In case the surface breaks due to impact of falling objects or after maintenance of infra structure utilities under the slab, the broken areas may be repaired by cleaning the hole and applying the same color hardener to match the existing color. Slight color variations should be anticipated and are normal.

### **Scratches in the coating**

If the coating is subjected to superficial scratches they will become less visible when a secondary coat of coating is applied on top.

### **Average costs for maintenance**

The cost of maintenance depends on the type of coating, the degree of damage as well as on the limiting environmental conditions (temperature, humidity, access time, etc..). Please contact us for a specific quotation. It is recommended to have an annual maintenance program for commercial projects where the flooring is subjected to heavy wear & tear.

**For more information please contact:**

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