



## **CHARACTERISTICS OF POLISHED CONCRETE**

Polished concrete is an economical, durable, low-maintenance flooring solution that is aesthetically pleasing which can be made into a one-of-a-kind work of art. This flooring system has many unique characteristics which are listed below.

### **CONCRETE CONDITION**

- Some floors may be completely damaged, in which case an overlayment product may better fit your needs
- For existing construction we will work with the condition of the concrete. Cracks, Chips and stains that are currently in the concrete may still be visible upon completion of polishing. If the current floor is uneven there may be extreme variation in aggregate exposure.
- For new construction we can work with and advise the contractor that will be placing the concrete. This will help achieve the proper conditions for polishing. If our recommendation for placement of concrete are not achieved the finished product can be greatly affected.
- Our recommended contractor for concrete placement is K. Johnson Construction, Inc. (320-255-9649). They have placed many floors that have met or exceeded our expectations for a polished concrete floor.

### **RANDOM CRACKING**

- Existing cracks and chip-outs will be noticeable in the finished polished concrete floor.
- On new concrete we can work with you to design a control joint pattern to minimize cracking. We recommend a max of 10 ft between control joints. Our assistance with a control joint layout **does not** guarantee that your floor will be free from random cracking.
- Repaired cracks and chip-outs will be noticeable in the finished polished concrete floor.

### **AGGREGATE EXPOSURE**

- For existing construction we have no control over how the concrete was placed. Under these circumstances we cannot guarantee uniformity in the finish or aggregate exposure.
- For new construction we can recommend finishing techniques that can help produce better uniformity in aggregate exposure. However, even in new construction aggregate exposure will vary.
- Aggregate exposure is greatly affected by how the concrete was placed. Special attention around edges and pipes needs to be taken during placement to help with more uniform exposure.
- We recommend grinding prior to the installation of walls, cabinets, trim, etc. to help with uniform aggregate exposure around these objects.
- Highs and lows in the floor will cause a variation in aggregate exposure and finish.

### **SAMPLES**

- Samples (12"x12") are a representation of the color, level of finish and aggregate exposure for a given job. There will be variations throughout the finished floor that will not match the sample.
- An onsite mock-up will give a better representation of color, level of finish and aggregate exposure for a given project. The characteristics of an onsite sample cannot be reproduced over the entire concrete floor. Every piece of concrete has variations that can be found throughout the floor prior to polishing. These variations will transfer over during the polishing process. There will be variations of color, level of finish, and aggregate exposure found throughout the floor that will vary from the onsite sample.



***Polished Concrete Plus***

**FINISHED FLOOR**

- There is a densifier and stain resist product used which will help protect the floor. These products will buy time to clean a spill. If spills are not cleaned in a timely manor the densifier and stain resist will not prevent stains. Some acidic products may stain or “etch” the surface instantly depending on the level of acid in a product. The best prevention to staining is cleaning all spills in a timely manner.
- A polished concrete surface is a dense surface but may scratch if a heavy or sharp object is pulled across the floor.
- If an object is dropped on the floor the surface may chip, leaving behind a void in the concrete.
- For staining, scratches, and chip-outs there are ways to help mask the problem, but there may not be means to remove the problem. Stains may be reground and polished, but if the stain penetrated deep into the concrete, it will remain after repolishing. Depending on the size, scratches and chip-outs may be filled but will still be noticeable after completion.
- it is essential that the floor be kept clean. Dirt and other contaminants on a polished concrete floor will act as sandpaper and will diminish the floor’s appearance.

POLISHED CONCRETE IS NOT PRODUCED IN A FACTORY. IT WILL NOT BE COMPLETELY UNIFORM THROUGHOUT THE SURFACE, ALONG THE EDGES, IN CORNERS OR UNDERNEATH OBJECTS. IF YOU ARE LOOKING FOR A COMPLETELY UNIFORM SYSTEM, POLISHED CONCRETE MAY NOT BE THE RIGHT FLOORING CHOICE TO FIT YOUR NEEDS.

HOWEVER, IF YOU ARE LOOKING FOR A UNIQUE FLOORING OPTION THAT IS BEAUTIFUL, LONG LASTING AND RELATIVELY EASY TO MAINTAIN, POLISHED CONCRETE IS THE RIGHT CHOICE FOR YOUR FLOORING NEEDS.

**IF YOU HAVE ANY QUESTIONS REGARDING YOUR POLISHED CONCRETE FLOOR ,  
PLEASE CONTACT OUR OFFICE.**