

# re-sealing a residential garage floor

Re sealing a garage floor can be an easy job. However, complications can arise if your not observant or if your not sure what was originally put down.

In this example, the tyres from the cars were peeling off the coating, exposing the concrete slab. The customer had recoated many times with the same result.

The problem originated from a very 'caulky' slab. The job required totally removing all existing surface coatings, treating the surface to form a vapour barrier and prepare a good bonding surface, then applying final surface sealers. These type of jobs suit a penetrating sealer, rather than a surface coating.

## PRODUCTS USED

Xylene

Uniseal – light grey, penetrating sealer

BEFORE



PREPARATION



PREPARATION



PREPARATION



FINISHED



# 'HOW TO' INSTRUCTIONS



## **PREPARATION:**

Preparation is the key to a good job.

Most jobs will be straight forward. Cleaning will require light scapping, spot lifting and light acid wash to prepare the surface.

However, jobs like this example require detailed preparation. Using Xylene/paint stripper and scrapper, remove the existing coating. Prepare the surface by grinding the concrete to get back to a less 'chalky' slab, where the grind machine won't go, use a hand machine for edges.

## **CUT IN PROBLEM AREAS:**

Start by identify problem areas, plan to fix these areas first.

The normal process is to hand brush the wall edges, post areas, plus concrete around the drains.

In this example the concrete was so 'chalky' the surface required a couple of coats of 50/50 Xylene with UNISEAL penetrating sealer to soak into the concrete before the surface had sufficient integrity.

## **APPLICATION METHOD:**

1. Complete the 'cut in' of the first recommended strength of sealer.
2. Using a roller, apply the first coat of Unseal to the job. Working from the furthest extreme to the exit point.
3. As the products are highly solvent ensure the work area is well ventilated and secured while the first application is drying.
4. Apply the final coats to the entire area. Normally a second coat will be sufficient. However, some surfaces may require a third coat.

## **SAFETY CONSIDERATIONS:**

Safety should always be considered. The main considerations for this type of job is hazardous product. Protective eye, breathing masks, disposable gloves and work wear are particularly important. Product safety is highlighted on the packaging, noting that these products are highly volatile and require care. Children and animals should be kept well away from the work area. Protective barriers should be established, with signs in public areas.