



CONCRETE OVERLAYS

1. Frequently Asked Questions

What is a Decorative Concrete Overlay?

A Decorative Concrete Overlay is a 2-part component system, using a blend of silica sands, cements, additives and top-of-the-range polymer resins (glue). The product is extremely durable, and has a high tensile strength giving it resistance from delamination (peeling or blistering) due to hydrostatic pressure (Moisture leaching up through the concrete slab).

How long will it last?

The system we use is a permanent overlay and offers durability, reliability, flexibility, water/chemical resistance, and optional safety (non-slip) textures that are not only cost effective and time saving, but can be very aesthetically appealing.

An overlay has over twice the strength of normal concrete, and is still much stronger than most any other concrete coating product. It is highly resistant to; salt, chemicals, UV, freeze/thaw, delamination, hydrostatic pressure, oil, stains, mildew and much more depending on the chosen finish seal coat desired.

If it is properly maintained, it will last the life of the concrete.

How thick is it?

A typical overlay will be around 2 -3mm per layer. We can install thicker to overlay finishes such as stamped concrete and exposed aggregate.

Where can it be used?

It can be used for restoration, repair, resurfacing, beautification, rejuvenation, architectural accenting, surface protection, or as an alternative to tile, stone, brick or any other heavy duty indoor or outdoor flooring. We have some great options available.

Can any cracked concrete surface be overlaid?

Depends on the condition of the slab that the overlay is laid onto. Concrete areas where we don't tend to install overlays on are when the concrete has heaved (differential in heights), or where there are very wide cracks. These surfaces are too unpredictable. If there is *some* cracking, these can be repaired and then incorporated into the design of the overlay. Our signature stone design overlay is most effective when it comes to cracked concrete driveways and patios.

What if it is too damaged?

If the surface is too damaged, we can usually remove portions of the concrete area and utilise what areas are still in a good enough condition to save on cost while providing an exceptional looking area.

Do you provide a warranty?

Yes we do. We provide a 3-year conditional warranty to all overlays installed. Please do note, even though the chances of cracks returning can be minimal, we do not warranty cracking as it is uncontrollable due to earth movement. This is why we cleverly incorporate the original cracks into the design of your overlay. Even with new concrete installations, although we take all possible precautions, we do not guarantee against cracks. We warranty the sealer for a period of 1-year, conditional on care and maintenance being followed correctly.

How much preparation is involved before the overlay is installed?

It can be as little as a thorough water blast and acid clean, through to stripping existing coatings, crack repairing and grinding the existing surface. Each job has its own individualities.

How much does an overlay cost?

Every job is slightly different due to the size, difficulty of the preparation (concrete cracks, new concrete etc) and the final look to be achieved. A basic overlay can start at around \$70m² + GST (dependent on total job size).

How many colours are there?

There is a very large range. You can choose between the colours available or combine them to provide very natural looking tones.

What sort of maintenance is involved?

See the Care & Maintenance information from Page 4.

Is this a new product? Why have I not heard of it before now?

Decorative Concrete Overlays have been around in the US and even Australia for decades. They have even been available in Christchurch but they have not been utilised to best effect.

How long does the process take?

It is dependent on the nature of the concrete that the overlay is being installed over, the weather, and if there is new concrete to install first. If it is a basic overlay and we are uninterrupted by weather, it can be as quick as a few days to a week.

SOME OF THE DIFFERENT TYPES OF OVERLAYS WE DO

Spray Finish Concrete Overlay

Great when you need some texture on the surface for slip-resistance, or if you use a stencil to create a pattern like this one. Ideal for outdoor areas like driveways, paths, patios and pool surrounds. Are also the most cost effective.



Trowel Finish Overlays

Used to achieve stone/slate, tile or even timber looking natural finishes – such as the ones in the display. The faux stone finish is best for working cracks into the design.



Interior Overlays & Microtoppings

Applied when a concrete floor needs to be resurfaced and the owner wants an acid stained look or a polished appearance. Or when a floor has been rain damaged or cracked, and they want a smooth surface again.



Self-levelling Overlays

Used to level uneven concrete floors generally ready for another finish, such as decorative overlay, tiles or carpet.





CONCRETE OVERLAYS

2. Care & Maintenance

How do I take care of my decorative concrete surface?

Cleaning and sealing your decorative concrete should be done on a regular basis, just like any other home maintenance. The frequency will depend on how high use the area is to cars, foot traffic, its exposure to weather and any chemicals it may be exposed to such as chlorine, salt water, water stabilizer and the like.

To help protect the surface of your new decorative concrete surface, it should be resealed after the first 2 years, then every 3-4 years following.

Customers in a more aggressive environment (such as near the sea), or people who have salt-water pools, may choose to reseat more frequently. If you wait longer, you may notice the surface colour fade slightly. Keeping a fresh coat of sealer on top will protect and keep the colour as vibrant as the day it was installed.

Over time, an unprotected decorative surface may begin to exhibit small cracks, exposing the decorative surface beneath to potential damage from chemicals, and freeze/thaw cycling. Preventing water and frost penetration will help to prolong the life of, and prevent damage to, your decorative concrete surface.

To determine if you need to reseat your concrete product, perform a splash test: sprinkle water onto the concrete surface, if the water is absorbed and makes the surface noticeably darker, the surface is not protected and may require additional colour wash and sealer to restore its original beauty. If it does not absorb, and it beads on top of the concrete, the surface should be protected and may not require resealing. You should always consider having the surface evaluated if you are unsure of the sealers integrity.

Normal cleaning can be easily accomplished with a garden hose or a power washer. Use dish soap and/or a medium bristle broom to remove residue. Apply, scrub, then rinse thoroughly to remove all residue. Indoor surfaces that do not have slip-guard applied, may be cleaned by mopping, use of carpet cleaning machine, steam cleaner, floor scrubber with light duty pad, a wet/dry vac, or other related cleaning equipment that will not damage the surface and the adjoining wall. Exterior surfaces may be hosed, or low pressure washed (maximum pressure 1500psi). Just as you routinely wash and wax your vehicles, and have your carpets cleaned on a regular basis, your decorative concrete surface requires cleaning attention as well, to maintain its beauty and longevity.

Decorative concrete surfaces (when sealed), are “stain resistant”, not “stain proof”. The sooner stains receive attention, the easier they are to remove. Just like concrete and any other cement based product, the exposed, unsealed overlay underneath is porous, and will soak in stains. Therefore, stains can remain permanent if they are allowed to penetrate into the surface of the sealer.

- Tyre marks on driveways or garage floors can be removed with driveway cleaners or engine degreasers. Rinse well with water afterwards.
- Never use cleaners containing ammonia, as our sealers are high solids acrylic, and ammonia is one of the main ingredients in some acrylic strippers. You should also never use solvent based cleaners, as the solvent may attack and damage the original sealer base.
- Exterior plastic or carpet mats over your stamped concrete is not recommended. They may hold in moisture, which contributes to the build-up of minerals within the concrete base, and may cause efflorescence (white marks) under the sealer, caused by a continuous presence of trapped water, making it next to impossible to remove. Products such as Lime-Away, or CLR (calcium-lime-rust) may remove surface deposits to some degree, but stripping and resealing may be required to completely remove the white stains. However, a whitish residue may still remain. If you use a floor mat, you should remove it from the area and clean the area beneath regularly, to ensure moisture damage is not occurring.
- Our decorative concrete surfaces are very durable and are highly resistant to wear, but we still recommend using protective caps on furniture legs to protect the sealed surface against incidental scratching of the sealed surface. It will also help to minimize the risk of rust stains that may be transferred to the surface from iron or metal furniture. These protective caps are easily available from Mitre 10 or Bunnings stores, or the like.

Decorative concrete has a high chemical *resistance* when sealed, but is not chemical *proof*.

- Care should be taken to rinse and/or neutralize any pool treatment chemicals which are in a concentrated form as soon as possible, to deter surface damage and discolouration. Salt water from salt water pools should be rinsed off the surface from time to time in order to reduce the exposure time. Although, treated swimming pool water itself will not harm a surface, as long as it has been properly diluted.
- All cleaning solutions must be rinsed thoroughly from decorative concrete. Special care must be taken with all concentrated cleaning solutions, especially those that have a citrus base. Janitorial suppliers promote orange citrus cleaners as all natural, non-toxic and environmentally safe, however, they are a natural form of acid. After use of a cleaning solution (especially the citrus type), rinse the area thoroughly, to remove any cleaner residue – failure to do so will result in discolouration and etching over time.
- If concentrated fertilizer contacts your concrete, we recommend it be rinsed away immediately. In general, if you take care of your decorative concrete surface (as you would with a carpet or lawn), it will provide you with a lifetime of beauty and elegance.

It is important that you choose a cleaner with a neutral PH balance, and avoid any cleaner that mentions solvent or acid in the mixture – this is usually noted on the container. If you have any questions about the care and cleaning of your decorative concrete surface, please do not hesitate to call the office or email us: sales@flashconcrete.co.nz.

What happens if you do not maintain your decorative concrete surface?

The care and maintenance of your decorative concrete surface is your responsibility, and the conditions under this provision are required to ensure the validity of your product warranty. Failure to follow the care and maintenance process may result in voiding the warranty of your decorative concrete. Remember, we only warranty the products performance if it is maintained properly. Product failure due to negligence of proper care and poor maintenance, is not covered by our warranty.

Please note: This fact sheet must be read in conjunction with Flash Concrete’s Warranty and Terms and Conditions.