

FLOORS THAT TAKE A PITTSBURGH WINTER

A polished concrete floor is your existing slab, ground, hardened and polished in place. This sheet covers the work from walkthrough to final guard, for an owner, a superintendent or a purchasing group.

— HOW THE WORK GOES

1 SLAB ASSESSMENT

We walk the floor and check joints, cracks, patches, old coatings, adhesive residue and signs of moisture before anything is quoted.

2 REPAIRS

Joints and cracks are filled and patches blended. Repairs are written into the scope as their own line.

3 GRIND

Coarse diamond tooling opens the surface and removes coatings, residue and surface damage. This step sets the finish.

4 DENSIFY

A chemical densifier soaks in and hardens the surface, so it resists wear from wheels, grit and cleaning.

5 POLISH

Progressively finer diamond abrasives bring the slab to the sheen named in your scope, one pass at a time.

6 GUARD AND HANDOFF

A protective guard goes on and is burnished in. Your crew gets a written cleaning routine for the floor.

— FINISH LEVELS

SHEEN	WHAT YOU SEE	WHERE IT TENDS TO FIT
Matte	Smooth, flat, little reflection.	Back-of-house, storage, aisles where glare is a concern.
Satin	Soft, even glow with light reflection.	Warehouses, light industrial, offices, entrances that need more traction.
Semi-gloss	Clear reflections of lights and walls.	Retail, showrooms, lobbies, corridors.
High gloss	Deep, mirror-like reflections.	Showpiece areas, dealerships, galleries, airport-style concourses.

Sheen and aggregate exposure (how much stone shows) are separate choices, both named in the written scope.

— SLAB CONDITIONS THAT CHANGE THE PLAN

- **Moisture.** A slab wet from below affects what can be applied, so we check first.
- **Old coatings and adhesive.** Paint, epoxy and mastic come off before polishing.
- **Patches and infill.** Decades of repairs polish differently from the original slab.
- **Cracks and joints.** Active cracks and saw-cut joints are called out and filled.
- **Slab age and finish.** How the slab was placed and troweled shows up after grinding.
- **Surface treatments.** Curing compounds and sealers are removed during grinding.

SALT, SLUSH AND GRIT: **PLANNING FOR WINTER**

— WHERE WINTER SHOWS UP FIRST

AREA	WHAT HAPPENS	WHAT HELPS
Entrances	Salt and meltwater arrive on the first step inside, and wet hard floors are slippery.	A walk-off mat zone long enough for several steps, and a lower sheen on the first stretch of floor for grip.
Docks and aisles	Wheels carry grit across the slab and wear it like sandpaper.	A densified surface, and a plan for the lanes that wear fastest.
Cleaning	De-icer residue and acidic cleaners left to sit can dull a polished floor.	Frequent dry and wet cleaning with a neutral cleaner, and prompt removal of residue.

— WORKING AROUND YOUR BUILDING

- Work is planned zone by zone so docks, aisles and customer entrances stay usable.
- The phasing map is agreed in writing before work starts.
- Polishing is indoor work. The building needs to be heated while densifiers and guards go on.
- For general contractors: polishing is sequenced after the messy trades and before the floor takes traffic, with protection for the finished surface.
- Joint and crack repair appears as its own line in the scope.
- One contact from walkthrough to handoff.

— TO WRITE YOUR SCOPE WE NEED

- The building address and approximate square footage.
- The hours we can work and any areas that must stay open.
- What the floor is today: bare slab, tile, coating or carpet.
- A few phone photos of the floor, and any plans or spec section.
- How the floor is used, and what crosses it.
- Who else is on site, and who we coordinate with.

Every floor is different. We check the slab in person before we recommend a finish level, and the written scope states what we found and what we will do.

REQUEST A WALKTHROUGH

Send the building details through the form and a person will call you to set up the visit.

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