POLISHED CONCRETE | SPECIFICATION CHECKLIST

DEFINE THE SYSTEM

Polished concrete is not a finish applied to concrete.
It is the result of working with the existing concrete.

Final appearance is governed by slab conditions, not design intent.

SLAB REQUIREMENTS (DIVISION 03)

□ Floor Flatness (FF) ≥ 40
□ Hard-troweled finish
□ Curing method compatible with polishing

FINISH SPECIFICATION (CRITICAL)

□ Grit level specified (400 / 800 / 1500 / 3000)
OR
□ Finish classification defined (Level 1–5)

AGGREGATE EXPOSURE

□ Defined as a **range**, not fixed (Cream / S&P / Medium / Full)

MOCKUP (MANDATORY)

□ Installed in representative slab area
□ Exposure + gloss approved
□ Acceptance tied to mockup

JOINTS & CRACKS

□ Joint filler specified
□ Crack repair expectations defined

EXPECT REAL CONDITIONS

Expect and plan for:

• Patch visibility
• Ghosting from previous flooring
• Color variation between pours
• Pinholes (may require grouting)

ENVIRONMENT CHECK

Avoid specifying polished concrete in:

• Commercial kitchens
• Continuous wet areas
• Chemical-heavy environments

MAINTENANCE (INCLUDE IN SPEC)

- ☐ Neutral cleaner only
- ☐ Periodic burnishing
- ☐ Guard reapplication (if used)

COST & BID CLARITY

Confirm scope includes:

- ☐ Surface prep
- ☐ Adhesive removal
- ☐ Crack repair
- ☐ Grouting allowance

MOST COMMON SPEC MISTAKES

- Missing grit level
- Rigid "salt & pepper" requirement
- No mockup
- Undefined joints/cracks
- Confusing polished concrete vs grind & seal