

INNISFIL, ONTARIO

Before Road Salt Season: An Innisfil Garage Floor Check

A practical fall inspection guide for homeowners before winter salt, slush, grit and freeze-thaw exposure reach the garage.

15-MINUTE CHECK

Look for dusting, pits, cracks, peeling coating, damp areas and worn tire paths. Note whether the garage is heated. Most findings are manageable when they are addressed before a new coating system is specified.

Why does fall matter for Innisfil garage floors?

Fall is the last stretch before your garage faces road salt, slush, grit, freeze-thaw cycles and tire traffic. The Town of Innisfil uses salt on main roads and treated sand on secondary routes, so many garages receive both chloride-containing meltwater and abrasive grit. Bare concrete can absorb moisture and salts, while grit wears the surface in tire paths and at the overhead door.

An October inspection gives you a useful baseline. Photograph any damaged areas now. If the same spots are worse in April, you have a clear record of what changed over winter.

Your 15-minute garage floor check

Move vehicles out, sweep the floor and inspect it in daylight. Hold a flashlight low across the surface; this makes changes in texture, peeling edges, shallow pits and raised repairs easier to see.

Mark concerns with painter's tape and take three photos:

- The whole garage floor
- The worst damaged area
- A close-up of the surface

Look for

- Dusting - fine concrete powder on the surface or under tires
- Pitting - small holes, rough areas or surface loss
- Cracks - especially near joints, the door threshold, steps or tire paths
- Peeling coating - curled edges, loose flakes, bubbles or exposed concrete
- Dark or damp areas - particularly near walls, drains and door openings
- Salt staining - white residue, scaling or rough concrete where slush melts

TIMING & DIAGNOSIS

Coat this fall or wait for spring?

The correct installation time depends on the concrete and the garage environment - not the calendar alone.

Every layer in a floor system has minimum application and cure conditions. That includes the slab temperature, air temperature, humidity, repair materials, primer, receiving coat, broadcast flakes and topcoat.

Some polyaspartic topcoats can be applied in low temperatures, but the topcoat rating is only one part of the decision. The slab, base coat, crack repairs and full cure window determine whether the complete system can be installed safely.

A heated garage can often be prepared and coated through fall or winter if conditions remain stable. An unheated garage may still be suitable in mild weather, but only when the slab and air can stay within the requirements for every layer. If they cannot, reserve a spring installation date rather than risking a poor bond.

Common fall findings in Innisfil garages

Pitting inside the garage door

Salt-laden slush often melts and refreezes where vehicles stop. Typical approach: mechanically prepare to sound material, repair damaged areas, then build the coating system over a properly prepared surface.

Peeling paint or DIY coating

A coating applied to concrete that was only cleaned, pressure-washed or acid-etched may not have enough mechanical profile to bond long term. Typical approach: remove failed coating mechanically; do not install a new system over loose material.

Dusting in tire paths

Dusting can point to wear, a weak surface layer or deterioration from traffic and moisture exposure. Typical approach: inspect surface strength and remove weak material by diamond grinding before repairs and coating installation.

Dark patches near a wall or low area

Dark concrete, a damp smell, white mineral residue or moisture under a taped plastic sheet can indicate moisture movement. Typical approach: perform appropriate moisture testing and specify a compatible moisture-mitigation primer if readings require it.

A coating that stays tacky

A floor that remains tacky days after installation may indicate a mixing, application or curing problem. It should be investigated before any recoat is considered.

SYSTEM SPECIFICATION

What a properly prepared garage floor system includes

A decorative flake floor is not simply paint plus flakes. The finished floor depends on the concrete below it. A typical full-flake garage floor may include:

- Diamond grinding to create the required concrete surface profile
- Crack, pit, joint or threshold repair as needed
- Primer or moisture-control layer where conditions require it
- A pigmented receiving coat
- Full broadcast decorative flakes
- A compatible clear protective topcoat
- Slip-resistance additive where specified

The exact specification should be based on concrete condition, moisture behaviour, garage use, temperature conditions and the required finish.

Questions to ask before booking a garage floor installer

- Will the concrete be diamond-ground, or only cleaned or etched?
- How will moisture be evaluated before coating?
- How are cracks, joints, pits and the door threshold treated?
- What are the minimum temperatures for every layer of the system?
- What happens if old coating removal or additional concrete repair is required?
- When can the floor be walked on and driven on?
- What does the written warranty cover, and what does it exclude?

WHY THIS MATTERS

The answers show whether the installer has a defined process for the concrete beneath the finished coating - where performance begins.

FREQUENTLY ASKED QUESTIONS

Answers for Innisfil homeowners

Is it too late to coat a garage floor in October in Innisfil?

Not necessarily. A heated garage can often be coated through fall and winter when the slab and air temperature remain within the requirements for each product layer. An unheated garage can be coated only when conditions stay suitable through preparation, application and cure. If they cannot, spring is the better installation window.

Can a garage coating be installed over salt-damaged concrete?

Only after weak, contaminated or deteriorated concrete has been removed and repaired. A coating can bond only as well as the concrete beneath it. Proper mechanical preparation is essential.

How do I know whether my slab has a moisture problem?

Dark areas, a damp odour, efflorescence or moisture under a taped plastic sheet are warning signs - not final test results. A professional moisture assessment determines whether a moisture-mitigation primer or another system adjustment is needed.

Will a flake floor protect concrete from road salt?

A properly bonded coating helps keep salt water on the surface, where it can be cleaned, rather than allowing it to soak into bare concrete. It does not repair moving cracks or structural slab issues, and salt residue should still be removed during winter.

How long before I can park on a new garage floor?

Typical cure times are often about 24 hours for foot traffic and 48-72 hours before vehicle traffic, depending on the products, temperature and system design. Your installer should provide the exact cure schedule for your floor.

REQUEST AN INNISFIL GARAGE FLOOR ASSESSMENT

Send three photos: the full garage, the worst area and one close-up. Tell us whether the garage is heated and how you use the space. We will explain what is visible, what needs an on-site check, and whether a fall installation or spring booking is the right fit.

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Reference: Town of Innisfil snow clearing information: innisfil.ca/resident-services/roads-sidewalks/snow-clearing