

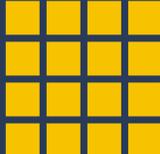
FGS[®]
PermaShine[™]
The new face of concrete

Floor Owner's Manual



www.fgs-permashine.com

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**L&M**
Construction Chemicals, Inc.

Congratulations!

You have chosen the premier, diamond-polished, concrete floor system, FGS/PermaShine. Our patented grinding/polishing system includes a unique treatment of FGS Hardener Plus, a special liquid floor hardener, sealer and densifier. FGS/PermaShine gives your floor an unequalled combination of good looks, low-cost maintenance, and long life. This Owner's Manual explains the floor treatment process that your floor has received and suggests a few low cost ways to maximize its benefits. The following suggestions are designed to help you keep your FGS/PermaShine floor looking its best and lasting its longest.



The single, most important thing you can do now... Wash It!

Your FGS/PermaShine floor will improve with proper care and age. Unlike most coatings, paints, waxed tiles, or other sealers that you may have experienced in the past, you will find that with proper care FGS/PermaShine floors look better as they age. When first resurfaced and sealed with FGS Hardener Plus, our process initiated a complex chemical reaction that densified weak elements present within the concrete and produced a denser, stronger and more beautiful floor. This densification process takes place naturally over time, but can be accelerated by simply washing and maintaining your floor. Washing the floor frequently and regularly during its early life is the single most important thing you can do to maximize the long-term benefits of your new FGS/PermaShine floor.

As your newly polished floor continues to internally densify, rapidly at first, then gradually over time, your cleaning time will diminish and your floor will increase both in beauty and in resistance to contaminant penetration. This treated surface will not wash off, so please maintain it often and regularly.



Waxes and other coatings are not recommended for your FGS/PermaShine floor!

The presence of waxes and coatings will impair the natural process of densification. In fact, coatings and waxes are now a waste of your company's money. They are not needed to maintain the beauty of your FGS/PermaShine Floor. Remember, about the only thing you need do to maintain your floor's beauty is wash it regularly.



Improvement with age. Your FGS/PermaShine floor will continue to improve over time.

FGS/PermaShine does not use any film-forming sealers or waxes. Its shine is a natural result of the professional polishing steps in the patented process. However, in order to maintain that shine and to extend the life of the finish, the concrete floor has been treated with a penetrating chemical hardener and densifier, FGS Hardener Plus, which will become a part of the concrete. It will not wear off. In contrast to sealers which look their best the first day, FGS/PermaShine will continue to look "its best" for years to come.

Chemical densification of your concrete floor occurs over time. After the FGS/PermaShine system has been applied to your floor, the chemical densification of the concrete floor by our specially formulated FGS Hardener Plus treatment begins immediately and then continues to increase. During the first months your floor is still somewhat susceptible to staining. A good maintenance program, one using FGS Conditioner, will ensure a healthy start—and long life—to your new floor.



Protecting your floor from oil and food spills.

During the early stages of your new floor, protect it from accidental spills. Most spills on treated floors are easily prevented from penetrating deeply into the concrete and will be typically contained at the very surface by the FGS Hardener Plus. A facility maintenance program of regular cleaning eventually lightens and removes most stains. Spot removal may be necessary, but continued cleaning gradually decreases the future possibility of contaminant penetration and staining.

All oil and food spills should be cleaned up immediately. The potential for staining will increase the longer a contaminant remains in contact with the floor. Over time, however, your FGS/PermaShine floor will build a permanent resistance to most contaminant penetration.

Special Instructions for Food Store Managers:

All acid based foods and food ingredients, especially vinegar (acetic acid) and vinegar-based dressings, must be flushed, neutralized and picked up immediately. In just a short time, exposure of these acid based products to the treated concrete surface may cause it to become stained, pitted or etched. Etching the concrete will dull

the polished appearance of the floor in the area that has been exposed. To neutralize a spill, after mopping up the ingredient, scrub the affected area with a mild solution of an alkaline cleaner or a mild ammonia solution. If you have a problem with spills causing a discoloration or etching of your floor, L&M's PermaGuard SPS may be the right solution for you. Contact your certified FGS/PermaShine installer for assistance.



Tire marks.

Tire marks are a thing of the past with an FGS/PermaShine Floor. Spot treat stubborn tire marks with L&M Citrex during regular cleanings. This simple step will keep most floors free of tire marks.



FGS Floors are certified as "High Traction" by the National Floor Safety Institute.

Treated FGS/PermaShine floors are certified by the NFSI as "High Traction". This certification extends to polished concrete surfaces that have been treated with FGS Hardener Plus, and continues when maintained with FGS Conditioner. Floor safety is the number one concern of floor owners across the United States. Your use of FGS Products insures that your company is following proper steps to provide floor safety to its employees and customers. The use of most common cleaners may jeopardize the non-slip characteristics of your FGS/PermaShine floor.



Why is FGS Conditioner better than the floor cleaner I am now using?

FGS Conditioner is a mild, concentrated cleaner that contains a measured amount of chemical densifier to aid in maintaining the gloss of your FGS/PermaShine floor. In addition to economically cleaning your floor, regular use of FGS will help to restore slight, microscopic wear, called micro-pitting, that accompanies normal floor usage. Many cleaners leave a slight residue that over time may compromise the non-slip nature of the floor. For safety assurances, FGS Conditioner has been formulated to rinse clean and not effect the slip profile of your floor. It has been tested and certified as a "High Traction" floor cleaner by the National Floor Safety Institute.

How often should I clean my FGS/ PermaShine floor? Wash the floor frequently with soft pads or brushes.

Our recommended maintenance program consists of frequent and thorough cleanings utilizing FGS Conditioner. Frequency of washing will vary, as it may be necessary daily, weekly or less frequently depending on floor usage and age. Many building owners find that a mechanical walk-behind or ride-on scrubber is the most efficient and economical means of regularly cleaning their floors. Soft scrubbing pads or soft brush attachments should be used when mechanically scrubbing your floor. Do not use aggressive abrasive pads or brushes. The use of black scrubbing pads or "nylo-grit" type brushes may dull the surface gloss. Wet mops work well on small floors or places where a mechanical scrubber will not fit.



Special treatment procedures for colored concrete.

There are no special cleaning procedures necessary to clean FGS/PermaShine floors that are integrally colored or have received a decorative color. However, in order to preserve the beauty of a color-stained floor for as long as possible, it is beneficial to adhere to a frequent cleaning schedule. Foot or wheel traffic on top of a dirty floor will, over time, slowly abrade and remove the surface, and therefore the floor will begin to show wear patterns. Removing the dirt through regular and frequent washings will provide a long term, color stable finish. Again, soft scrubbing pads should be used.

Congratulations again on your FGS/PermaShine floor. It's the New Face of Polished Concrete.

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Other L&M Products to Protect and Enhance Concrete Floors available from your FGS/PermaShine representative.



FGS Conditioner — Scientifically designed to clean and maintain diamond polished concrete floors. This product is our first recommendation for on-going maintenance of hardened polished concrete surfaces. This product is safe to use and concentrated for economy. Its regular use will help keep your floor looking new. FGS Conditioner is specifically formulated for maintenance of FGS/PermaShine floors.



Petrotex — For additional protection from oil staining, apply penetrating Petrotex to bare concrete or polished floors. Repels and reduces oil penetration and staining on concrete exposed to vehicle oil drips and around machinery.



PermaGuard SPS — PermaGuard SPS is a surface protection system that effectively protects bare concrete floors from the penetration of water, oil and mild contaminants. PermaGuard penetrates into the pores of concrete surfaces forming a protective barrier. This product is recommended to use with bare, chemically hardened and densified concrete floors found in retail, commercial and industrial facilities. Floors treated with PermaGuard SPS are easier to clean and to keep clean.



Aquapel — Protect Outside Concrete from Road Salt with water-based, odorless, easy to apply Aquapel. One coat protects exterior concrete, building entrances, sidewalks, steps and parking areas from water, winter road salts, and concrete surface scaling caused by winter freezing and thawing. Treated concrete retains its non-slip characteristics while being effectively protected from salt and water damage. Good for new and old concrete. Protection lasts for years.



Joint Tite 750 — Fast-setting concrete joint filler and crack filler. Joint Tite 750 effectively repairs interior random cracks and worn or damaged control joints in concrete floors, making even older floors safer. Cracks can be repaired and filled in a matter of hours. Filling in the joints of your older floors will take the “bump-bump” out of them as your employees drive or push wheeled carts or vehicles down your traffic aisles.

Concrete Repair Products — L&M produces a number of concrete repair products that effectively level or repair worn or damaged concrete sections.



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