

westcoat[®]
SPECIALTY COATING SYSTEMS

11-10 STANDARD



SURFACE COAT
PROTECTIVE SEALERS & STAINS



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11-10 STANDARD SUBMITTAL PACKAGE

DIVISION 9 – FINISHES

SECTION 09 61 19 CONCRETE AND MASONRY COATINGS

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SYSTEM BROCHURE



ABOUT 11-10

In this low build concrete resurfacing system, Westcoat combines the strength and bonding ability of epoxy, with the durability and chemical resistance of an acrylic topcoat. The EC-11 Water-Based Epoxy is a premium, chemical resistant, epoxy coating that provides epoxy toughness, medium gloss and durability with the convenience of a water-based system. The SC-10 is a low sheen, wear resistant, easy to clean coating for any concrete area needing resurfacing without added texture. Revive existing stamped concrete with a custom finish using Water-Based Stains in conjunction with the 11-10 system.



MAKE YOUR MARK.

- Excellent Hide and Color Retention
- UV Resistant
- Chemical and Mar Resistance
- Revitalizes Worn Stamped Concrete
- Skid Resistant Finish Available



FOR PROFESSIONAL USE ONLY.





11-10 Epoxy-Acrylic system goes right over existing concrete or stamped concrete!

STANDARD

In this two-component system, Westcoat combines the strength and bonding ability of the EC-11 Water-Based Epoxy, with the durability and chemical resistance of our SC-10 Acrylic Topcoat. The SC-10 is a tough, low sheen, wear resistant, easy to clean coating.

The 11-10 System is designed to be used on concrete, metal, masonry, wood or where a tough, chemical resistant pigmented sealer is needed. The 11-10 System is specially designed to be used as a topcoat for Westcoat Systems, as well as a durable coating over most surfaces when properly prepared.



CUSTOM

Westcoat 11-10 Custom System combines the strength and bonding ability of the standard 11-10 System with the added decorative appeal of SC-35 Water-Based Stain and the additional durability and chemical resistance of SC-65SG WB Semi-Gloss Polyurethane Sealer.

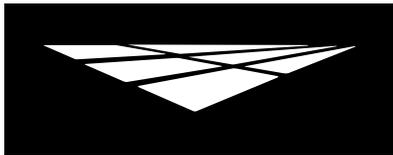
The 11-10 Custom System is designed for exterior concrete surfaces, such as stamped concrete. Ideal for patios, walkways, driveways and pool decks. The 11-10 Custom System is suitable for residential and commercial environments. This process is for waterproofing plywood decks to receive tile, stone, or concrete as the finished look. Waterproof your plywood right after framing and allow for other trades to “traffic” during the construction process.





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SYSTEM SPECIFICATION SHEET



Description

In this two-component system, Westcoat combines the strength and bonding ability of the EC-11 Water-Based Epoxy, with the durability and chemical resistance of our SC-10 Acrylic Topcoat. The SC-10 is a tough, low sheen, wear resistant, easy to clean coating.

Uses

The 11-10 System is designed to be used on concrete, metal, masonry, wood or where a tough, chemical resistant pigmented sealer is needed. The 11-10 System is specially designed to be used as a topcoat for Westcoat Systems, as well as a durable coating over most surfaces when properly prepared.

System Overview



| System Data | | | |
|-------------------|--|--|--|
| Coverages | Primer 500-800 ft ² per gallon | Top Coat 200-400 ft ² per gallon | Optional: 2nd Top Coat 200-400 ft ² per gallon |
| Components | EC-11 Water-Based Epoxy SC-10 Acrylic Topcoat | | Shelf Life 3 years 2 years |

Advantages

Fast Drying • Durable • Low Sheen • Water-Based • Easy Clean Up • Chemical Resistant • UV Resistant • Excellent Hide and Color Retention • 16 Standard Colors

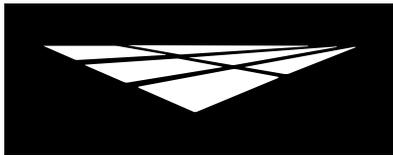
Inspection

Concrete must be clean, dry and free of grease, paint, oil, dust, curing agents, laitance or any foreign material that will prevent proper adhesion. The concrete should be at least 2,500 PSI, porous and able to absorb water. A minimum of 28 days curing time is required on all concrete. Prior to starting work, test existing concrete slab for efflorescence, moisture and hydrostatic pressure.

Moisture

All concrete should be tested for moisture before applying a seamless coating. If moisture emissions exceed 4% by weight using a concrete moisture meter (ASTM F2659) or if the relative humidity (RH) exceeds 75% (ASTM F2170), contact the manufacturer before application.

DISCLAIMER: PURCHASER'S SOLE AND EXCLUSIVE REMEDY AGAINST THE MANUFACTURER OF WESTCOAT, SHALL BE LIMITED SOLELY TO THE REPLACEMENT OF ANY DEFECTIVE MATERIAL OR A PAYMENT BY THE MANUFACTURER IN AN AMOUNT EQUAL TO THE COST OF THE ORIGINAL MATERIAL.



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**SYSTEM
SPECIFICATION**

SC

SURFACE COAT
PROTECTIVE SEALERS & STAINS

11-10

Standard Finish

Preparation

Prepare concrete to a profile equal to CSP 3 as specified by ICRI. Over concrete: prepare surface by sanding, grinding, water and/or sandblasting or shot blasting to achieve a clean, porous and uniform surface that will allow product to soak in and bond permanently. Remove mildew or algae using a 50/50 blend of household bleach and water, rinse thoroughly. Note: The most common reason for coating failure is due to lack of preparation. The surface must be porous or rough enough to allow the product to soak in.

Over Previously Coated Acrylic Deck Coatings: Surface must be structurally sound with no peeling or flaking. Prepare surface by scrubbing with a nylogrit brush on a floor buffer, TSP and follow by powerwashing. A compatibility test should be done.

Over sheet metal: Metal should be bonderized, clean and free of rust. If not bonderized, other types of metal (i.e. galvanized, copper and stainless) must be free of oil, grease, dirt or debris and abraded before application.

Crack Treatment

Cracks greater than $\frac{1}{32}$ inch should be routed out $\frac{1}{4}$ inch x $\frac{1}{4}$ inch. Mix 1 part A with 1 part B (by volume) of EC-72 Epoxy Patch Gel together for 3-4 minutes and apply to the crack using a trowel or putty knife. Patch all spalls and cracks with EC-72 and allow to dry 3-4 hours before priming. This remedial approach to patch cracks is not guaranteed and it should be noted that when the substrate moves, it could likely crack the 11-10 System.

Primer

Mix 2 parts A with 1 part B (by volume) of EC-11 Water-Based Epoxy together for 3-4 minutes. For best penetration into concrete, thin by adding up to one gallon of water to each $1\frac{1}{2}$ gallon kit. Thinned material must be applied at less than 3 mils. To cure properly, do not allow product to puddle. Immediately apply at a rate of 500-800 square feet per gallon using a $\frac{1}{4}$ inch nap roller cover. Roll to ensure complete coverage. SC-10 Acrylic Topcoat may be applied as soon as the EC-11 is dry to the touch, (approximately 1 to 4 hours at 70 degrees) but no later than 6 hours. If you are unable to coat over the primer within 6 hours, it is recommended to recoat with EC-11. If recoating after 24 hours (72F degrees and 50% humidity), the EC-11 must be abraded and solvent wiped prior to repriming.

Topcoat

Do not apply if rain is forecast within 48 hours or heavy dew within 24 hours. If multiple batches of SC-10 are present, box all materials prior to use, to ensure color consistency. Use a mechanical mixer at a slow speed and mix material until a homogenous mixture and color is obtained. The material may be thinned by adding up to a maximum of one quart of water per gallon to avoid streaks (especially in hot weather), for the first coat. For best results, it is not recommended to thin the final coat.

Roll one or two thin applications of SC-10 using a $\frac{1}{4}$ inch roller at a rate of 200-400 square feet per gallon. Roll the material in two directions to achieve a uniform finish. Coverage will vary according to texture. Allow SC-10 4-6 hours drying time at 70 degrees before permitting light pedestrian traffic or additional coats are applied. Allow 24 hours to cure before heavy traffic is permitted. Allow 48 hours before heavy objects are placed on the surface and allow 72 hours for vehicular traffic. Allow 5 days prior to any abrasion or chemical exposure.

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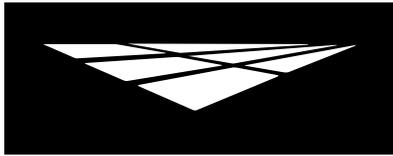


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11-10 Standard 3/24



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SPECIALTY COATING SYSTEMS

**SYSTEM
SPECIFICATION**

SC

SURFACE COAT
PROTECTIVE SEALERS & STAINS

11-10

Standard Finish

Skid Resistance

If additional skid resistance is required, CA-29 Mini Safe Grip, CA-30 Small Safe Grip or CA-31 Large Safe Grip may be added to the EC-11 and/or the SC-10 (See complete CA-29, CA-30 & CA-31 Product Specification Sheets for more information).

Dry Time

Allow SC-10 4-6 hours drying time at 70 degrees before permitting light pedestrian traffic or additional coats are applied. Allow 24 hours to cure before heavy traffic is permitted. Allow 48 hours before heavy objects are placed on the surface and allow 72 hours for vehicular traffic. Allow 5 days prior to any abrasion or chemical exposure.

Clean Up

Uncured material can be removed with soap and warm water. If cured, material can only be removed mechanically.

Optional Materials

Sealer Options

- SC-65G WB Gloss Polyurethane Sealer, SC-65F WB Flat Polyurethane Sealer and SC-65SG WB Semi-Gloss Polyurethane Sealer can be used in lieu of SC-10 for a low odor, solvent free, mar and chemical resistant sealer.

Skid Resistance

- CA-29 Mini Safe Grip, CA-30 Small Safe Grip or CA-31 Large Safe Grip can be added to the final coat of SC-10 for added skid resistance.

* Please refer to CA-29, CA-30 & CA-31 Product Specification Sheets for additional information.

Health Precautions

Inhalation of vapor or mist can cause headache, nausea, irritation of nose, throat and lungs. Prolonged or repeated skin contact can cause slight skin irritation. Be careful not to get on skin, clothes or in eyes. Gloves and respirators are strongly recommended. Avoid breathing vapors. If splashed in the eye, flush with warm water and contact a physician if blurring persists.

Limitations

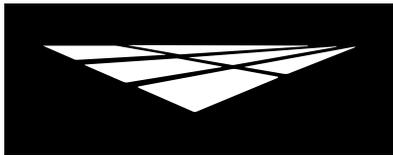
- This system is designed for professional use only.
- Read Product Specification Sheets for every product you will be using before beginning the project.
- Do not apply at temperatures below 50°F or above 90°F.
- A thin coat will not hide shot blast tracks or other blemishes in the subsurface.
- Rain will wash away uncured Westcoat acrylic products. Do not apply if rain is forecasted within 48 hours or heavy dew within 24 hours.
- If inclement weather threatens, cover deck to protect new application.
- Skid resistant additives are available.
- Sealers & Topcoats will make the surface slippery, please be aware of the texture of the surface and how the sealer will affect the look, feel and skid resistance.
- Approval and verification of proposed colors, textures and slip resistance is recommended.
- Do not allow Westcoat products to freeze.

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11-10 Standard 3/24



Slip Precaution

Westcoat Specialty Coatings Systems highly recommends the use of a slip-resistant additive to all coatings/systems that may be exposed to wet, oily, greasy or slippery conditions. It is the end user's responsibility to provide a flooring system that meets current safety standards. Westcoat and its distributors will not be responsible for injury incurred during a slip and fall incident. For the current coefficient of friction requirements, please consult your local building codes.

Test Data

SC-10 Acrylic Topcoat

Physical Properties

| Chemical Composition | Acrylic Copolymer Emulsion |
|---------------------------------------|----------------------------|
| Density (#/gal) Colors Vary | 8.8-10.8 |
| Specific Gravity Colors Vary | 1.05-1.3 |
| Gloss @60 Degree | 35-40 |
| Solids %/wt (mix) | 49 |
| Solids %/vol (mix) | 39 |
| PVC (Pigment to Volume Concentration) | 23 |
| Viscosity cPs (mix) | 1661 |
| Viscosity KU (mix) | 85 |
| VOC gm/l (mix) | <50 |
| Shelf Life | 2 years |
| Flash Point | 265°F |

Chemical Resistance

| | |
|------------------------------|----|
| Muriatic Acid (31.5% HCL) | 3s |
| Sulfuric Acid (50% H2SO4) | 4 |
| Sulfuric Acid (93% H2SO4) | 1 |
| Nitric Acid (10% HNO3) | 3 |
| Sodium Hydroxide (50% NaOH) | 5 |
| Bleach (sodium hypochlorite) | 5 |
| Vinegar (3-5% acetic acid) | 5 |
| Transmission Fluid | 5 |
| Gasoline | 4 |
| Brake Fluid | 5 |
| 409 Surface Cleaner | 5 |
| Pine Sol Solution | 5 |
| Blood & Bodily Fluids | 5 |
| Iodine Solution | 5 |
| Mustard | 5 |
| Ketchup | 5 |
| Red Wine | 5 |
| Acetone | 1 |
| Methyl Ethyl Ketone (MEK) | 1 |
| Xylene | 1 |
| Ethanol | 4 |
| Methanol | 4 |

Technical Data

| | |
|-------------------------------------|----------|
| Tack Free over concrete @72°F | 10 min. |
| Foot Traffic over concrete @72°F | 35 min. |
| Foot Traffic -sealed surface- @72°F | 23 min. |
| Full Cure @ 6mil | 72 hr. * |
| Pencil Hardness | H |
| Adhesion on steel ASTM D3359 | 4 |
| Adhesion on concrete ASTM D3359 | 4 |
| Sag & Leveling ASTM D4400 | 8 |
| Reducer/Clean Up | Water |

Key:
 5 = Best (no effect)
 4 = Softens (recovers)
 3 = Softens (no recovery)
 2 = Blistered (no recovery)
 1 = Worst Destroyed
 s = With Stain
 * Contact time > 5 hrs = 1

* Product continues to crosslink and harden for 30 days

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CSI SPECIFICATION



SECTION - 09 97 23
CONCRETE AND MASONRY COATINGS

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes: Provide a complete a concrete floor system that meet the requirements for specific use indicated in the contract documents. Include all applicable substrate testing, surface preparation, and detail work.

1.02 RELATED SECTIONS

- A. Section 033000 – Cast-In-Place Concrete
- B. Section 030130 – Maintenance of Cast-In-Place Concrete
- C. Section 090190.92 - Coating Restoration
- D. Section 090190.53 - Maintenance Coatings
- E. Section 099656 – Epoxy Coatings

1.03 SUBMITTALS

- A. Submit under provisions of Section 013300.
- B. Product Data: Submit manufacturer's product data sheets on each product and system to be used including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements.
 - 3. Installation methods.
 - 4. Maintenance requirements.
- C. Selection Samples: For each system specified, provide two samples, representing manufacturer's full range of colors.

1.04 QUALITY ASSURANCE

- A. All materials used on the stained concrete floor system shall be manufactured and provided by a single manufacturer to ensure compatibility and proper bonding.
- B. Use adequate numbers of skilled workmen thoroughly trained and experienced in the necessary crafts and completely familiar with the specified requirements and methods needed for proper performance of the work of this section.
- C. Contractor shall have a minimum of 3 years experience installing concrete floor coatings similar to that which is required for this project and who is acceptable to the manufacturer.
 - 1. Applicator shall designate a single individual as project foreman who shall be on site at all times during installation.
 - 2. Contractor must show and have QCA Qualified Contractor/Applicator paperwork from the manufacturer of the coating system.
- D. Convene a pre-application meeting before the start of application of coating system. Require attendance of parties directly affecting work of this section, including: Architect, contractor, applicator, and authorized representative of the coating system manufacturer and interfacing trades. Review the following:
 - 1. Drawings and specifications affecting work of this section.
 - 2. Protection of adjacent surfaces.
 - 3. Surface preparation and substrate conditions.
 - 4. Application.

5. Field quality control.
6. Cleaning.
7. Protection of coating system.
8. Repair of coating system.
9. Coordination with other work.

1.05 DELIVERY, STORAGE & HANDLING

- A. Delivery: Materials shall be delivered to the job site in sealed, undamaged containers. Each container shall be clearly marked with manufacturer's label showing type of material, color, and lot number.
- B. Storage: Store all materials in a clean, dry place with a temperature range in accordance with manufacturer's instructions
- C. Handling: Handle products carefully to avoid damage to the containers. Read all labels and Material Safety Data Sheets prior to use.

1.06 PROJECT SITE CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within the limits recommended by the manufacturer.
- B. All concrete should be tested for moisture before applying a seamless coating. If moisture emissions exceed 5 lbs/1000 square feet (ASTM F1869) or if the relative humidity (RH) exceeds 75% (ASTM F2170), see EC-15 Moisture Vapor Barrier system specification.
- C. Concrete must be at least 2500 psi.
- E. Concrete must be cured for a minimum of 28 days before coating is applied
- F. Schedule coating work to avoid excessive dust and airborne contaminants. Protect work areas from excessive dust and airborne contaminants during coating application.
- G. Before any work is started, the applicator shall examine all surfaces for any deficiencies. Should any deficiencies exist, the architect, owner or general contractor shall be notified in writing and any corrections necessary shall be made.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Acceptable manufacturer: Westcoat Specialty Coatings; 4007 Lockridge Street, San Diego, CA 92102. Telephone 800-250-4519. Fax 619-255-7187. Web Site: www.westcoat.com.

2.02 MATERIALS

- A. As basis of design Westcoat 11-10 System (no substitutions will be accepted): A process of preparing exterior concrete and applying nano, water-based stain and sealer.

2.03 COMPONENTS

- A. 11-10 System: Acrylic concrete color and seal.
 1. Primer: EC-11 Water Based Epoxy 500 to 800 square feet per gallon.
 2. Topcoat: SC-10 Acrylic 200-400 square feet per gallon.

2.04 ACCESSORIES

- A. Supplemental Materials:
 1. Patching materials shall be TC-29 Concrete Patch
 2. Concrete repairs can be made with TC-23 Mortar Mix as needed.
 3. Optional aggregate shall be CA- 29 Mini Safe Grip, CA-30 Small Safe Grip, CA-31 Large Safe Grip, or other sand designed to meet the owners skid resistance requirements.

Optional Topcoats:

5. SC-65G WB Gloss Polyurethane may be used OVER the SC-10 when a low odor, solvent free, mar and chemical/UV resistant gloss finish is required.
4. SC-65SG Pigmented WB Semi-Gloss Polyurethane may be used IN LIEU of the SC-10 when a low odor, solvent free, mar and chemical resistant semi-gloss finish is required.
5. SC-65F WB Flat Polyurethane may be used OVER the SC-65G Gloss or SC-65SG Semi-Gloss when low odor, solvent free, mar and chemical resistant flat finish is required.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions.
 1. Inspect all surfaces to receive stained concrete flooring. Concrete must be clean, dry and free of grease, paint, oil, dust, curing agents, laitance or any foreign material that will prevent proper adhesion.
 2. Before starting work, report in writing to the authority having jurisdiction any unsatisfactory conditions.

3.02 SURFACE PREPARATION

- A. Prepare surfaces using methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- B. Power wash and power scrub the concrete to obtain a clean uniform surface with a surface profile equal to a CSP of 3 as specified by ICRI.
- C. Clean surface as needed with TSP and/or degreaser then rinse completely and scrub several times with clean water.
- D. Rout and clean moving cracks and joints: patch with manufacturer's recommended concrete patch material.
- E. Repair any non-moving surface deviations with manufacturer's recommended patching material.

3.03 INSTALLATION

- A. Install stain & topcoat in accordance with manufacturer's instructions.
- B. Mix multi-component materials in accordance with manufacturer's instructions.
- C. Use application equipment, tools, and techniques in accordance with manufacturer's instructions.
- D. Uniformly apply coatings at spread rates and in number of coats to achieve specified coverage rates recommended by the manufacturer.
- E. Broadcast aggregates in accordance with the specified system and manufacturer's instructions.
- F. Adhere to all limitations, instructions, and cautions for stained concrete floor coating as stated in the manufacturer's published literature.

3.04 FIELD QUALITY CONTROL

- A. Verify coatings and other materials are as specified.
- B. Verify coverages of the system as work progresses. Areas found not to meet the required coverage rates shall receive additional material until specified coverage is attained.
- C. Manufacturer's representative shall provide technical assistance and guidance for surface preparation and application of coating systems.

3.05 PROTECTION AND CLEAN-UP

- A. Installation areas must be kept free from traffic and other trades during the application procedure and cure time.
- B. Protect finished surfaces of coating system from damage during construction.
- C. Touch-up, repair or replace damaged flooring system after substantial completion.
- D. Clean area and remove all debris upon completion of work. Dispose of empty containers properly according to current Local, State and Federal regulations.

3.06 MAINTENANCE

- A. Contractor shall provide to owner, maintenance and cleaning instructions for the floor system upon completion of work. Owner is required to clean and maintain the surfaces to maintain manufacture's warranty.

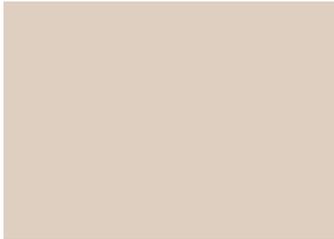
END OF SECTION

This guide specification has been prepared by Westcoat Specialty Coating Systems to assist design professionals in developing a project specific specification. This guide is a template that must be reviewed and adapted by specifiers to comply with project requirements. This guide specification is not to be copied directly into a project specification manual without review.

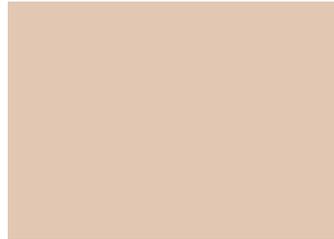


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COLOR CHART



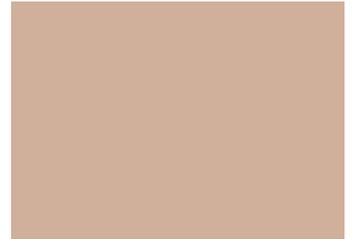
Porcelain | 75



Travatan | 40



Arizona Tan | 82



Sandy Beige | 78



Sand | 11



Omaha Tan | 53



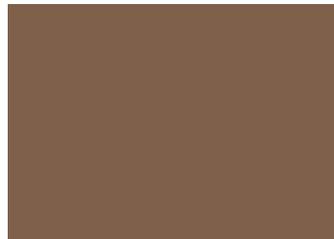
Spanish Brown | 43



Deep Tan | 27



Cashew | 79



Rosewood | 77



Espresso | 74



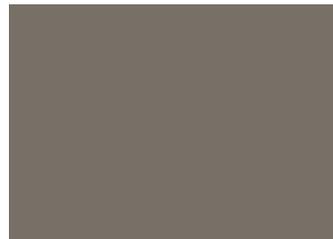
Mission Red | 76



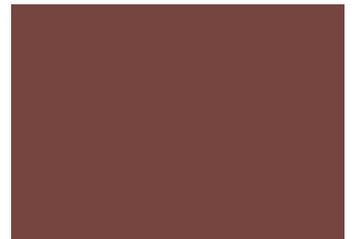
Concrete Gray | 52



Rocky Nook | 26



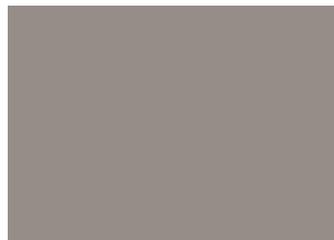
Pewter Gray | 12



Tile Red | 34



Cape Cod Gray | 41



Anchor Gray | 80



Stone Gray | 42



Slate Blue | 14

Black and White also available. See SC-10 Topcoat color chart online for more information, colors and lead time.



CAUTION:

Color will vary between products and sheens. This chart is for reference only. Please request an actual color sample or apply sample on site before beginning any project.





| Color Product Number | Availability |
|------------------------|---------------------|
| Porcelain 75 | Made To Order |
| Travatan 40 | Stock |
| Arizona Tan 82 | Stock |
| Sandy Beige 78 | Stock |
| Sand 11 | Stock |
| Omaha Tan 53 | Stock |
| Spanish Brown 43 | Stock |
| Deep Tan 27 | Stock |
| Cashew 79 | In Stock 5 Gallon |
| Rosewood 77 | Made To Order |
| Espresso 74 | Stock Made To Order |
| Mission Red 76 | Stock |
| Concrete Gray 52 | Stock |
| Rocky Nook 26 | Stock |
| Pewter Gray 12 | Stock |
| Tile Red 34 | Made To Order |
| Cape Cod Gray 41 | Stock |
| Anchor Gray 80 | In Stock 5 Gallon |
| Stone Gray 42 | Stock |
| Slate Blue 14 | Made To Order |

Lead times based on 1, 1.5, and 2 gallon units

Stock = 2 day lead time | Made To Order = 10 day lead time

Extended manufacturing time may apply to larger volume orders.

Custom Colors available with color matching fee, minimum order and extended manufacturing time.





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SAMPLE WARRANTY



WARRANTY

WESTCOAT 11-10 SYSTEM WARRANTY

Subject to the conditions, limitations and requirements set forth below, Westcoat warrants the Westcoat 11-10 materials to be free of defects in the material for a period of one (1) year from the date of original purchase of the materials provided that the materials are installed by a factory trained state-licensed contractor enrolled in the Westcoat QCA program and subject to all terms and conditions set forth below. Westcoat disclaims any warranty for the labor or installation of the 11-10 materials.

If the Westcoat 11-10 materials fail due to defects within the warranty period, Westcoat, in its sole discretion, will either provide replacement materials for the defective 11-10 materials or reimburse the original purchaser in an amount not to exceed the original cost of the materials. Westcoat shall in no way be responsible or liable for any labor costs or any incidental or consequential damages, including without limitation, economic losses, lost profits, business interruption, loss of use, contribution, indemnity or other losses arising from the use of the 11-10 materials.

This warranty is limited to the original purchases and is non-transferable. This warranty is void if the 11-10 materials are: not properly maintained; not installed pursuant to the current system information sheet; and/or applied at any area that is not built in accordance with applicable building codes. The warranty is also void if all of the materials are not purchased from an authorized distributor of Westcoat.

This warranty does not apply to and Westcoat has no responsibility or liability for: (1) the condition or movement of the substrate; (2) moisture rising from substrate and/or efflorescence; (3) the loss of gloss, fading or cleaning; (4) repairs and/or maintenance of the sealer and texture coat (5) waterproofing of any sort; (6) abuse or misuse of the materials; or (7) improper installation; or (8) surfaces less than 2500 psi concrete.

THIS MATERIAL WARRANTY AND THE REMEDIES PROVIDED HEREUNDER ARE EXCLUSIVE AND GIVEN IN LIEU OF ALL OTHER WARRANTIES (WHETHER WRITTEN, ORAL, IMPLIED OR STATUTORY). THERE ARE NO OTHER WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, THAT EXTEND BEYOND THAT SPECIFICALLY DESCRIBED HEREIN. PURCHASER'S SOLE AND EXCLUSIVE REMEDY AGAINST THE MANUFACTURERS OF WESTCOAT, INCLUDING CLAIMS BASED UPON THE MANUFACTURER'S NEGLIGENCE OR STRICT LIABILITY, SHALL BE LIMITED SOLELY TO THE REPLACEMENT OF ANY DEFECTIVE 11-10 MATERIAL OR A PAYMENT BY THE MANUFACTURER IN AN AMOUNT EQUAL TO THE COST OF THE ORIGINAL 11-10 MATERIAL.

The Westcoat 11-10 system requires a maintenance topcoat specified by a factory representative, every two to four years (depending on ultraviolet exposure and/or traffic) as determined by a Westcoat QCA OR authorized inspector. Inspections are required one year after installation and every two years thereafter by a Westcoat QCA or an authorized inspector. The record of the inspection must be kept in writing and entitlement to the benefits of this warranty require the purchaser to show proof of purchase of the materials and the record of inspection(s).

All claims arising from any defect in the 11-10 materials or under this Warranty shall be made, in writing, to Westcoat within ninety (90) days of the discovery of the alleged defect and within the time period of this warranty. Upon notification, Westcoat shall have the right to inspect and determine course of repair. The absence of a written claim within this time period shall constitute a waiver of all claims, rights and damages against Westcoat, and its affiliates. This warranty shall not toll or extend any statute of limitation applicable to a claim of negligence, breach of contract or strict liability against Westcoat.

Any and all disputes, claims or damages arising out of the use of 11-10 materials or this Warranty shall be arbitrated in the County of San Diego, State of California, utilizing the services of a neutral dispute resolution service upon which the purchaser and Westcoat agree, or if they cannot agree, utilizing the services of the American Arbitration Association. The purchaser and Westcoat hereby waive any right they may have to have a jury decide any dispute.



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westcoat®
SPECIALTY COATING SYSTEMS

GENERAL MAINTENANCE



EXTERIOR COATINGS

Westcoat exterior coating systems (including systems such as ALX, ALX Pro, MACoat, Texture-Crete, etc.) offer durable, high-performance, long lasting surfaces that are designed to provide years of service against normal wear and usage. To extend the service life of your Westcoat system, it is recommended to implement a routine cleaning regimen and have periodic deck inspections. This information is a basic guideline only.

Routine Cleaning

All coating systems require maintenance and upkeep to ensure continued performance and to maximize the life of the system. Maintenance methods may vary depending on the system, texture, topcoat or sealer, environment conditions, slope, drainage, volume and type of traffic, and use of space.

Ensure that the coating surface is free from debris such as sand, gravel, metals, or other abrasives that can result in premature wear of the topcoat or sealer. Grease, oils, and other contaminants should be removed regularly to maintain the surface.

Be sure to test all cleaning agents in an unnoticeable area to ensure compatibility. Refer to the manufacturer's instructions and dilution rates for all cleaning agents. Routine cleaning can be achieved by using a mild cleaning solution such as "Simple Green" or mild soap. Utilize a brush or broom to help agitate and loosen up dirt and debris. Ensure that the surface is thorinsed with clean water thoroughly. Do not allow cleaning agents to dry on the surface.

A low psi pressure washer (do not exceed 1000 psi) equipped with fan tip and/or a soft bristle floor scrubber brush on a floor machine may be used to help aid in cleaning. Do not use metal-based or coarse brushes as they may damage the surface.

To remove water stains from calcium or lime build up, 100 grain vinegar can be used. Start by diluting the vinegar, eight parts water to one part vinegar. If needed, you can use the vinegar diluted one to one with water. Avoid using neat or full strength 100 grain vinegar. Scrub the diluted vinegar mixture over the surface. Be sure to completely rinse any residue thoroughly with clean water. Avoid using vinegar mixture or any cleaner in direct sunlight, as direct sun may evaporate cleaning solution and may leave a film or residue on the surface.

Any information provided by Westcoat Specialty Coating Systems is for general purposes only. Nothing presented by Westcoat Specialty Coating Systems constitutes design advice or a recommendation specific to a particular situation. Westcoat Specialty Coating Systems directs you to consult with the appropriate qualified design professional to ensure any product or information meets the requirements for the specific intended use, and complies with all building plans, specifications, codes or regulations. Westcoat Specialty Coating Systems expressly and specifically disclaims responsibility for any damages arising from the use of any information, and each recipient of this information agrees that there is no express or implied warranty, including any implied warranty of merchantability or fitness for a particular purpose, arising from any information provided by Westcoat Specialty Coating Systems.





EXTERIOR COATINGS

Maintenance and Inspections

All exterior coating systems should be periodically inspected and regularly maintained by a Westcoat Qualified Contractor Applicator (QCA). Inspections are required one year after installation and every two years thereafter by a factory authorized representative. After 3-5 years, a "reseal" (thorough cleaning and reapplication of Westcoat topcoat/sealer) may be required. Existing sealer or coating should be lightly abraded before application of topcoat or sealer. Some topcoats and sealers may require additional preparation, prior to recoating. Should damage occur, be sure to contact the original Westcoat applicator to inspect and repair the coating system immediately.

Best Practices

- Do not expose the coating surface to traffic, moisture, or chemical agents until the system is fully cured.
- Outdoor carpet or other matting materials are not recommended, as they may trap moisture, contribute to mildew, mold, and may damage the topcoat or sealer.
- Potted plants and/or planter boxes should be elevated off the surface and moved monthly to allow the coating to dry properly. Planter drainage may cause staining due to fertilizers and growing mediums. Drip pans or saucers should be utilized.
- Outdoor furniture should have coasters or pads to prevent indentations and damage to the coating.
- If barbecues are to be used, it is recommended to place a protective pan down to prevent damage from hot grease or coals.
- Do not cut, slice, or puncture the coating system. This is especially true for all waterproofing systems, such as ALX, ALX Pro, and MACoat.
- Avoid dragging bulky metal, concrete, or other types of objects over the surface.
- Fire pits are not recommended for use with Westcoat coating systems.
- Do not expose the coating system to solvents, harsh chemicals, or acids.
- Avoid subjecting the coating system to repeated heavy rolling loads.
- Tape or other adhesives should not be applied to finished surfaces.

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