

# Water-Based Stain

Add vibrancy to concrete surfaces with Westcoat's Water-Based Stain. Containing no caustic ingredients, Water-Based Stain can be used as an alternative to solvent and acid-based stains making it an environmentally friendly option. Ideal for a custom finish over Stamp-It, Texture-Crete or ALX systems, Water-Based Stain is perfect for driveways, patios, interior living spaces, or anywhere a unique colored concrete look is desired. No rinsing or neutralizing necessary.



	<b>SURFACE COAT</b> PROTECTIVE SEALERS & STAINS
	<b>westcoat</b>

**Make your mark.**  
 Our customizable Surface Coat product line delivers a wide variety of stains and sealers for the most creative artisans in the industry. Available step-by-step training and unlimited surface coating options let you add vibrancy and expression to every concrete surface.



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SPECIALTY COATING SYSTEMS

FOR PROFESSIONAL USE ONLY

**Water-Based Stain Grind & Seal System**

Westcoat's Water-Based Stain Grind & Seal System is a process of grinding the concrete and applying SC-35 Water-Based Stain and sealer of choice. Designed to be used directly over existing concrete primarily on interior floors where a colored stain is desired. Grind & Seal is a perfect way to color & protect plain or old concrete with light to medium foot traffic.

**Over Texture-Crete**

SC-35X is a highly versatile coloring agent for use over polymer modified cementitious coating systems, such as Texture-Crete Custom Finish, TC Interior and Stamp-It. Single or multiple colors may be used to create unlimited designs.

**Advantages**

- Low VOC
- Low odor
- Decorative
- Ease of use
- Available in 12 colors
- No acidic ingredients, no rinsing required
- May contribute to LEED credits
- No need to tear out existing concrete

**Grind & Seal**



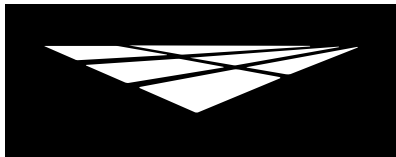
Concrete Stain Seal



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**Description**

Westcoat's Water-Based Stain Grind & Seal System is a process of grinding the concrete and applying a water-based stain and sealer. There are no acidic ingredients used and the stain is low in VOC making it a more environmentally friendly system.

**Uses**

The Water-Based Stain Grind & Seal System is designed for interior applications where a colored stain is desired. This is a light duty system, designed for residential interior floors with light foot traffic. The standard sealer in this system is EC-11, which is suitable for light duty traffic areas. Alternative sealer options EC-32, EC-95G, EC-95F and SC-65 are suitable for medium duty traffic areas. This system is not intended for use in heavy traffic areas or with vehicular traffic.

**System Overview**



System Data		
<b>Coverages</b>	<b>Water-Based Stain</b> 600-1000 ft <sup>2</sup> per gallon	<b>Sealer</b> 300-600 ft <sup>2</sup> per gallon
<b>Components</b>	<a href="#">SC-35 Water-Based Stain</a> <a href="#">EC-11 WB Epoxy Topcoat</a>	<b>Shelf Life</b> 3 years 3 years

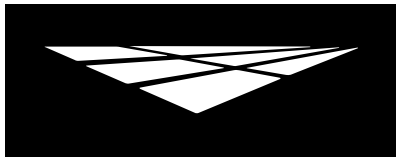
**Advantages**

Low VOC • Light Durability • Renews Old Concrete • Low or High Gloss Sealers • Easy to Use • Wide Array of Colors • No Rinsing Needed • May Contribute to LEED Credits

**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.

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**SYSTEM  
SPECIFICATION**

**SC**

**SURFACE COAT**  
PROTECTIVE SEALERS & STAINS

**Water-Based Stain**    Grind & Seal

### Concrete Patch

Before or after grinding, the concrete can be patched with TC-29 Concrete Patch. In a clean, dry bucket add four parts TC-29 Concrete Patch to one and a half parts water (by Volume) or a ten pound bag to 40-50 ounces of water, depending on the desired consistency. Mix thoroughly for 1-2 minutes with a low rpm drill. Allow 2-4 hours at 72 degrees before grinding. Cracks, spalls, holes and pits should be overfilled and allowed to dry properly. This remedial approach to patch cracks is not guaranteed and it should be noted that when the substrate moves, the crack may reappear. Repaired areas will be visible.

### Moisture

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), contact the manufacturer before application.

### Concrete Repair

For concrete that needs repairs beyond just dormant cracks, TC-23 Mortar Mix can be used. TC-23 is designed to be used as a general concrete repair mix for horizontal and vertical applications and can be used as a patching/underlayment material under most Westcoat systems. Please refer to the TC-23 Mortar Mix Product Specification Sheet for details.

### Preparation

Prepare surface by diamond grinding with 60-80 grit tools to achieve a clean, uniform, porous surface that will allow the Water-Based Stain to soak into the concrete. Sweep and vacuum surface entirely. Any dust or contaminants will deter adhesion.

### Applying Product

Apply SC-35 using a pump sprayer, airless sprayer, brush or broom. Strain or filter material before pouring into sprayer to avoid clogging. For a mottled effect, use water to pre-dampen the surface before, or in conjunction with the stain. Multiple colors and various amounts of water may be applied at the same time for a variegated finish. Water-Based Stain can be thinned using water, up to equal parts, to effect the depth of the color.

The coverage will vary depending on the surface. Up to 1000 square feet per gallon on a smooth surface and between 600-800 square feet per gallon on rough surfaces. Product performs best if applied in thin even coats. When temperatures are above 80 degrees, it may be necessary to dampen the surface prior to application to prevent material from drying instantly.

### Sealer

Mix EC-11 (2 parts A with 1 part B together) thoroughly, in a clean bucket. Mix slowly for at least 3-5 minutes and until completely combined. Only prepare the amount that you can use in 4 hours. You may thin up to 50% with water. EC-11 can be applied by rolling or spraying and backrolling with a  $\frac{3}{8}$  inch nap, non-shedding roller cover at a rate of 300-600 square feet per gallon.

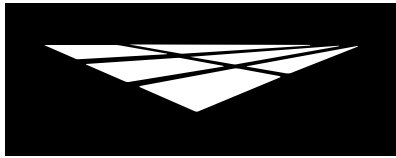
For added slip resistance, add up to 1 quart of CA-30 Safe Grip per 3 gallons of sealer. #30 silica sand may be broadcast when extra traction is needed. Quantities may vary.

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**SYSTEM  
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**SC**

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### Sealer Dry Time

When using EC-11, allow 1-4 hours between coats and 12-24 hours before light foot traffic. Normal traffic may be permitted after 24-48 hours. Allow 72 hours before placing heavy objects on the surface.

### Clean Up

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

### Optional Materials

#### Concrete Patch

- TC-29 Concrete Patch can be used to fill cracks, spalls, holes and pits.

#### Cement Options

- TC-23 Mortar Mix may be used as a general concrete repair mix for horizontal and vertical applications and can be used as a patching/underlayment material.

#### 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 for a low odor, solvent free, mar and chemical resistant sealer.
- EC-32 Clear Epoxy Topcoat can be used in lieu of EC-11 when a 100% solids epoxy topcoat is required.
- EC-95G Gloss Polyurethane Topcoat can be used in lieu of EC-11 when a solvent-based polyurethane is required.
- EC-95F Flat Polyurethane Topcoat can be used over EC-95G Gloss when a low gloss, solvent-based polyurethane topcoat is required.

#### 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 sealer for added skid resistance.
- CA-33 Aluminum Oxide can be used for skid resistance in heavy traffic areas.

\* Please read Product Specification Sheets on these products prior to use. SC-65F WB Flat Polyurethane Sealer has a likelihood of turning white when applied directly over a substrate with moisture. Do not apply over an unsealed surface.

### Maintenance

Interior Floors can be dust mopped daily or mopped using a neutral pH cleaner. For more information on floor care and maintenance, please refer to the General Maintenance sheet.

The Water-Based Stain System should be inspected for wear every 2 to 4 years. The system should be resealed with the appropriate Westcoat clear sealer every 3 to 5 years depending upon traffic and UV exposure. Contact the original Installer of Westcoat for complete re-coating instructions.

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#### 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 sure to extinguish all pilot lights and sources of ignition and ventilate the area prior to starting the job. Acetone fumes are EXTREMELY FLAMMABLE.

#### 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.
- For interior use only.
- Be sure to paper off any areas that you do not want stained.
- Will not hide imperfections or stains in concrete.
- Product will stain concrete and can produce a mottled look. Colors and effects will vary.
- Water-Based Stain will fade with prolonged exposure to sunlight.
- Sealers will make the surface slippery, please be aware of the existing texture of the concrete and how the sealer will affect the look and feel.
- Approval and verification of proposed colors, textures and slip resistance is recommended.
- Do not allow Westcoat products to freeze.
- Not intended for use in heavy traffic areas or with vehicular traffic.

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## SECTION 096119

### CONCRETE FLOOR STAINING

#### **PART 1 GENERAL**

##### 1.01 SUMMARY

- A. Section includes: Provide a complete stained 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 099723 – Concrete Sealers and Coatings
- C. Section 030130 – Maintenance of Cast-In-Place Concrete
- D. Section 099723 – Concrete Sealers

##### 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. Schedule coating work to avoid excessive dust and airborne contaminants. Protect work areas from excessive dust and airborne contaminants during coating application.
- C. 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), contact the manufacturer before application.
- D. Concrete must be at least 2500 psi.
- E. Concrete must be cured for a minimum of 28 days before coating is applied
- F. 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. Website: [www.westcoat.com](http://www.westcoat.com).

#### 2.02 MATERIALS

- A. As basis of design Westcoat Water-Based Stain Grind and Seal System (no substitutions will be accepted): A process of grinding interior concrete and applying water based stain and sealer.

#### 2.03 COMPONENTS

- A. Water-Based Stain Grind and Seal System: Water-Based concrete stain and seal.
  1. Stain: SC-35 Water-Based Stain 150-400 square feet per gallon. Repeat staining as needed to achieve desired color.
  2. Sealer: EC-11 Water-Based Epoxy 600-1000 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-30 Small Safe Grip, CA-31 Large Safe Grip, or other sand designed to meet the owners skid resistance requirements.



Optional Topcoats:

4. EC-32 High Build Clear Epoxy Topcoat may be used IN LIEU of the EC-11, when a two-component, 100% solids, high-build, chemical resistant epoxy is required.
5. SC-65G WB Gloss Polyurethane may be used IN LIEU of the EC-11. It may also be applied over the EC-11 or EC-32 when a low odor, solvent free, mar and chemical/UV resistant gloss finish is required.
6. SC-65SG WB Semi-Gloss Polyurethane may be used IN LIEU of EC-11. It may also be applied over the EC-11 or EC-32 when a low odor, solvent free, mar and chemical/UV resistant semi-gloss finish is required.
7. SC-65F WB Flat Polyurethane may be applied OVER the EC-11, EC-32, SC-65G Gloss or SC-65SG Semi- Gloss when a low odor, solvent free, mar and chemical/UV resistant flat finish is required.
8. EC-95G Gloss Polyurethane may be used IN LIEU of the EC-11. It may also be applied over the EC-32 when a chemical/UV resistant, solvent-based gloss finish is required.
9. EC-95F Flat Polyurethane may be applied OVER the EC-32 or EC-95G when a chemical/UV resistant, solvent-based 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. Create a surface profile by mechanically diamond grinding the surface with 60-80 grit tools to achieve a clean uniform surface. Additional tooling and passes may be required.
- C. Sweep and vacuum surfaces entirely prior to installation.
- 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 coatings 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.*



**Applied over TC-4 Fine Texture Cement**



Shale | 516



Armor | 514



Onyx | 509



Sienna | 513



Copper | 508



Adobe | 515



Sahara | 518



Umber | 521



Olive | 520



Camel | 505



Sepia | 511



Mahogany | 501

**Not shown but also available in Ivory | 517**



**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.

