

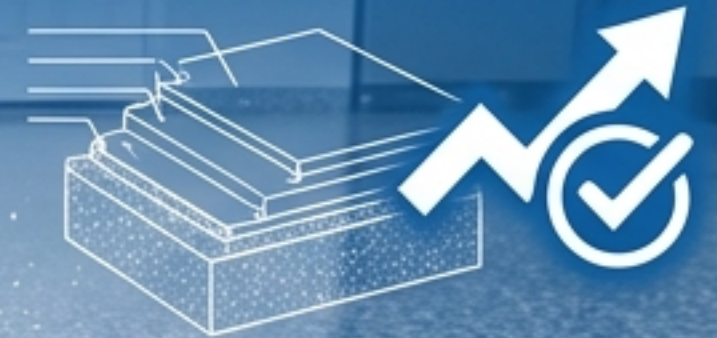
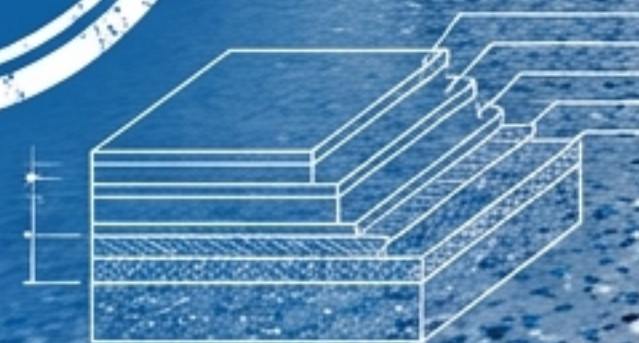
# DIY Kits

The Liability Audit

## The 12-Year Floor Coating Financial Audit

## Professional Concrete Coatings

The Permanent Solution



Prepared exclusively for residential property managers and homeowners in Botany Woods, Judson, Sans Souci, and Mauldin.





## THE CATALYST: EXTREME UPSTATE SC HEAT

- 68% of Americans report extreme weather events are rising.
- Historical DIY floors weren't built for current pavement temperatures exceeding 100°F. Extreme heat accelerates moisture vapor transmission.



## THE STANDARD: CYCLOSPARTIC & POLYUREA

- ✓ Engineered chemistry flexes with the expanding concrete slab.
- ✓ Immune to extreme temperature swings, featuring a massive application and operating range of -30°F to 140°F.



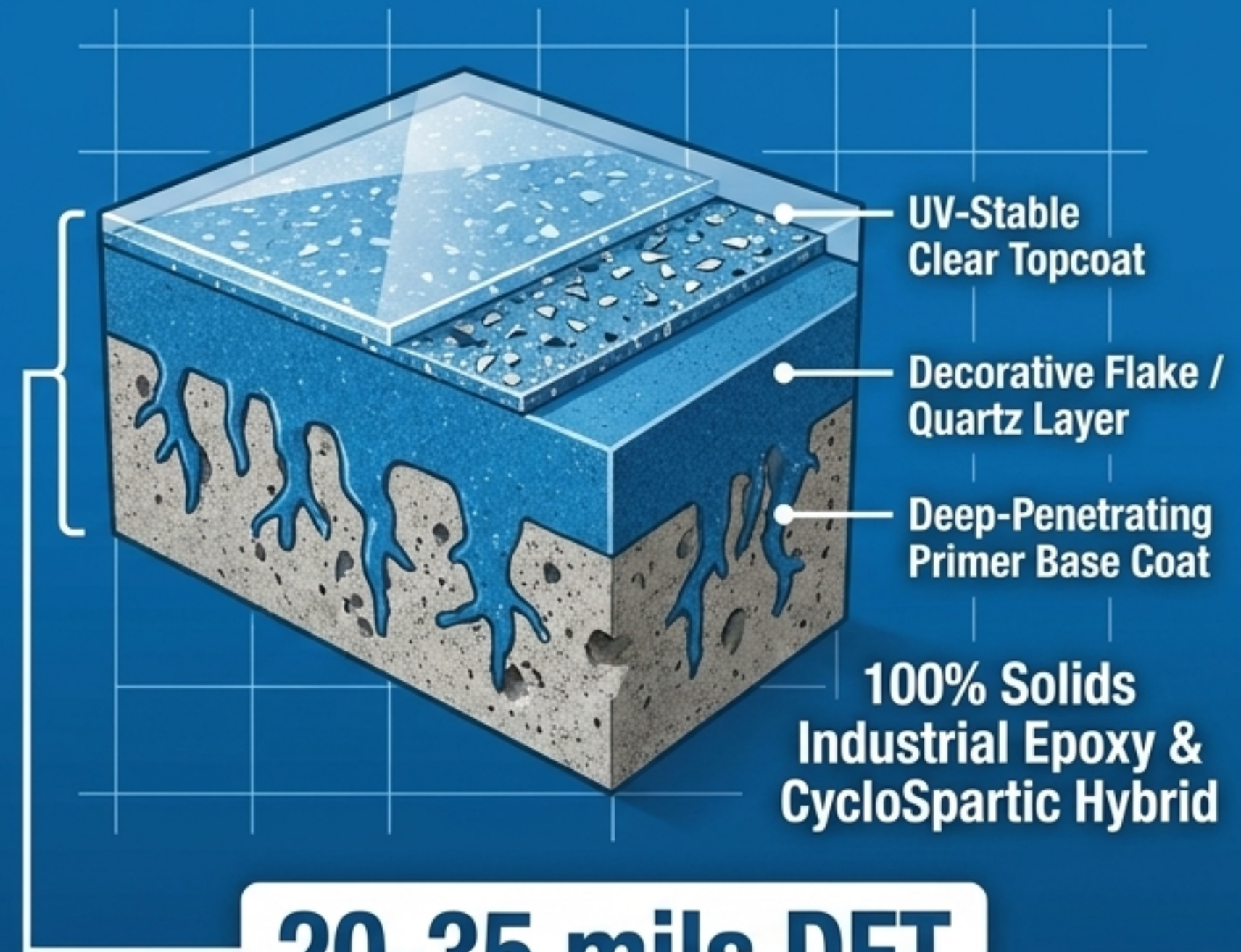
# THE MATERIAL GAP: CHEMISTRY & PHYSICAL THICKNESS



Water-Based  
Fortified Latex  
Paint

**2-5 mils DFT**

Dries to a brittle film the exact thickness  
of a single sheet of paper.



**20-35 mils DFT**

Cures to a flexible, armor-like shield that  
is up to 20x stronger than standard epoxy.



# The Prep Battle: Surface Adhesion Mechanics

## The Chemical Scratch



Merely scratches the surface. Fails to remove existing concrete sealers, old paint, or deep motor oil contaminants.



Coating sits **ON TOP** of the concrete. Weak bond guaranteed.

## The Mechanical Pore



Heavy-duty mechanical prep achieves an ICRI Concrete Surface Profile (CSP) of 3-4, opening the concrete pores like a sponge.



Coating becomes **PART** of the floor. Concrete will break before the chemical bond fails.



# Anatomy of a Failure: The Hot-Tire & Vapor Pressure Test

DIY latex and standard epoxies are rigid. Extreme heat causes outgassing vapor to snap the brittle film, resulting in bubbling and peeling under hot tires.



The fast-curing CycloSpartic/polyurea matrix flexes with the expanding slab. It safely absorbs thermal stress and handles vapor pressure while maintaining a deep chemical bond.



Expanding Moisture Vapor



Expanding Moisture Vapor



# Active Workspace Utility: 5-Year Wear & Tear

## Chemical Resistance



Stains permanently from gasoline, anti-freeze, and road salt.

## Impact Durability



Paper-thin film chips immediately from dropped tools and equipment.

## Safety & Maintenance



Requires constant weekend patching, stripping, and re-application.

## Chemical Resistance



Impervious barrier using high-performance sealers (ArmorSeal / Coval). Spills simply wipe away.



Shock-absorbing, multi-layer 100% solids build withstands heavy impact.



## Textured Anti-Slip Profile

Zero upkeep. Custom anti-slip texture profiles via crushed quartz or decorative flake broadcast.





# The 12-Year Total Cost of Ownership (TCO)

Cumulative Cost (\$) & Time





# Executive Summary: The 12-Year Verdict Matrix

| Diagnostic Criteria      | ⚠️ DIY Kits                             | ✅ Professional Systems                         |
|--------------------------|-----------------------------------------|------------------------------------------------|
| Base Chemistry           | Fortified Latex Paint                   | 100% Solids / CycloSpartic Polyurea Hybrid     |
| Dry Film Thickness (DFT) | 2–5 mils<br>(Paper-thin)                | 20–35 mils<br>(Armor-shield)                   |
| Surface Prep Method      | Acid Wash<br>(Surface Scratches)        | Diamond Grinding & Shot Blasting (CSP 3 Pores) |
| Hot-Tire Resistance      | ⚠️ Fails & Bubbles ⚠️                   | ✅ Immune (-30°F to 140°F)                      |
| Maintenance Profile      | Relentless Patching Cycle               | Simple Mopping                                 |
| 12-Year TCO Verdict      | ↓ High Constant Drain<br>(Money + Time) | ↑ One-Time<br>CapEx Investment                 |



# Reclaim Your Weekends. Secure Your Concrete.



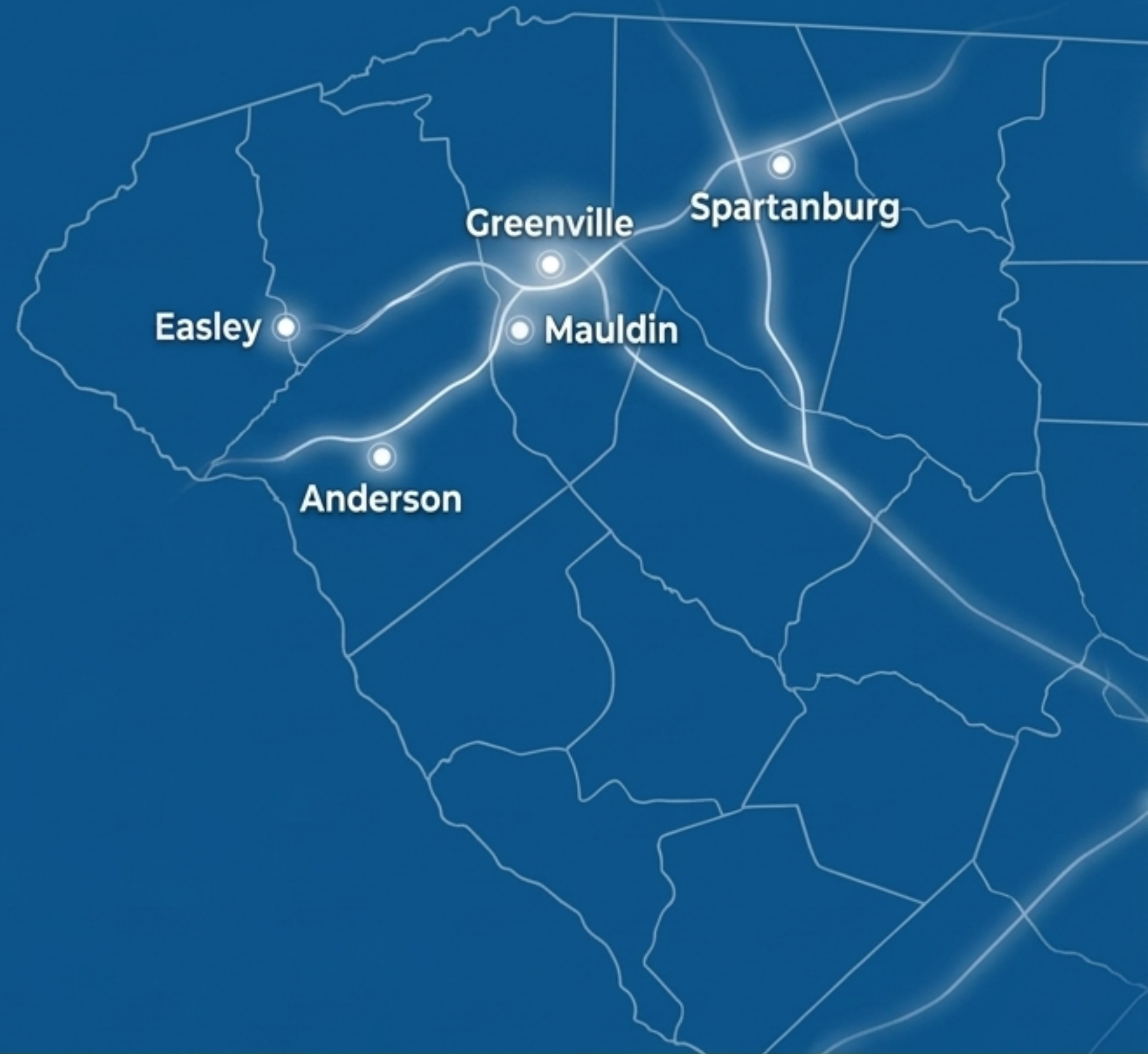
**One-Day Installation Process**  
(Avoids the 30-day curing traps of DIY).



**Ready for full vehicle traffic in just 24 hours.**



Backed by **rigorous, project-specific warranties** (VeriFloor tracking).



Consult a vetted, localized Upstate SC professional to design your custom CycloSpartic, Quartz, or Metallic flooring system today. Request a free site assessment from top-rated contractors like ZDC or Garage Force.