

# Smart Words for Smart Homeowners

THE EXPERIENCE OF EXPERTS AND THEIR ADVICE ON RELEVANT HOMEOWNER TOPICS

## Garage Floor Preparation & Paint

### Preparing The Surface

Sweep debris and dirt from the floor and, if possible, pressure-wash the surface. Clean a previously painted garage floor with a degreaser to remove stains as well as residue from dripped oil or antifreeze, household cleaners and spilled automotive products. After mopping the floor, rinse the solution with a garden hose or power washer. The force of the water may peel away loose chips of paint, saving you time and the extra expense of purchasing a floor scraper. Remove as much of the loose paint as possible.

### New Concrete Floors

Clean new concrete with muriatic acid. The acid will "etch" the concrete to promote paint adhesion. Consult the label on the container to determine how much of the product to use. Wear gloves, protective eye goggles and a respirator. Ventilate the area because this is caustic. You've been warned!

### Choose The Correct Paint:

- 1) Choose an acrylic (latex) floor enamel if the garage floor experiences moderate use as a storage area. Most acrylic floor enamels have urethane to provide a more durable surface. Acrylic floor enamels have the added benefits of minimal odor, soap and water cleanup, and faster drying times. Acrylic floor enamels are not recommended for floors used regularly to park vehicles.
- 2) Choose oil-based polyurethane floor enamel for residential garage floors that experience heavy use. Oil-based polyurethane floor enamels dry to a glossy, hard finish that is easy to clean but can become slippery. Other drawbacks include increased, long term odor and a more difficult cleanup that requires paint thinner.

Choose a paint that will adhere to the paint already on your garage floor. Even after cleaning and scraping a previously painted surface, it is likely that some of the old paint will remain. Oil-based paints will adhere to

other oil-based paints that have been "dulled down" over time or by cleaning. In addition, acrylic paints can be painted over acrylic paints. If you're not sure what type of coating is on your garage floor, take a paint chip to your local paint store for advice.



Acrylic paints will not adhere to oil-based paints, though oil-based paints can be painted over acrylic paints.

### Anti Slip Additives

Shark Grip is a slip resistant additive that can be added to most sealers to provide extra slip resistance. It works best when added to solvent based and water based acrylic products. 1 bottle mixes with 5 gallons of sealer. Apply it near steps and where you enter or exit the cars. (<http://buyrhino.com/>)

### Apply The Paint

Mix an anti-slip product into the paint immediately before application if the paint you're using dries to a glossy finish. Consult the product's label for instructions on proper use and application.

Brush, roll or spray on the paint. Choose brushes and rollers that are specifically made for either acrylic or oil-based paints.

Wait 24 hours before walking on the surface, regardless of whether you used an acrylic or oil-based paint. Wait a few more days, depending on the weather where you live, before putting your vehicle back in the garage.



### Materials You'll Need

- Floor enamel
- Paint roller, brush or sprayer
- Paint scraper

### Alternative To Paint

Visit SwissTrax and look at the dozens of floors and the video. (<http://www.swisstrax.com>)

