

## FGS® CONCRETE CONDITIONER

Cleaner and Conditioner for Hardened, Polished Concrete Floors.

### MANUFACTURER

**L&M Construction Chemicals, Inc.**  
**14851 Calhoun Road**  
**Omaha, NE 68152**  
**Phone: (402)453-6600**  
**FAX: (402)453-0244**  
**Website: www.lmcc.com**

### PRODUCT DESCRIPTION

FGS Concrete Conditioner is a proprietary concrete cleaner and conditioner designed for on-going maintenance of hardened polished concrete surfaces. This product is highly concentrated and contains state-of-the-art wetting and emulsifying agents. **FGS Concrete Conditioner** is specifically manufactured to be used for maintenance of **FGS PERMASHINE®** Floors.

**FGS Concrete 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 Concrete Conditioner** 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 Concrete Conditioner** has been formulated to rinse clean and not effect the slip profile of your floor.

Treated FGS PermaShine floors are certified by the National Floor Safety Institute as "High Traction". This certification extends to polished concrete surfaces that have been treated with **FGS Hardener Plus**, and continues when maintained with **FGS Concrete Conditioner**. Floor safety is the number one concern of floor owners across the United States. Your use of FGS Products is an important part of a total safety program that provides floor safety to your company's employees and customers. The use of most common cleaners may jeopardize the non-slip characteristics of your FGS PermaShine floor.

### FEATURES & BENEFITS

- *Maintains non-slip properties and appearance of FGS PermaShine floors with regular use.*
- *Designed for hardened polished floors.*
- *Portion controlled.*
- *Concentrated for economy*
- *Improves the durability of floor over time.*
- *USDA authorized.*
- *Environmentally safe*

- *National Floor Safety Institute (NFSI) certified "High Traction".*

### ESTIMATING

**FGS Concrete Conditioner** is available in one gallon (3.8 liter); 4 per carton, 5 gallon pails (18.9 liter), and 55 gallon drums (208 liter).

#### *Applicable Standards:*

USDA authorized.  
National Floor Safety Institute.

### TECHNICAL DATA

|             |   |                     |
|-------------|---|---------------------|
| Odor        | - | Slight alcohol      |
| pH          | - | 10.5 to 11.0        |
| Viscosity   | - | Water thin          |
| Foam        | - | Low                 |
| Abrasives   | - | None                |
| Phosphate   | - | None                |
| Solubility  | - | Complete with water |
| Flash Point | - | None                |
| Detergency  | - | Excellent           |
| Rinsability | - | Excellent           |

### INSTALLATION

**FGS Concrete Conditioner** can be applied with a floor scrubber or simply a wet mop. Auto scrubber should be used on main aiseways a minimum of three times per week and secondary isles should be done one to two times per week. Dilute as necessary for floor conditions. Normal dilution is 1-1 1/2 ounces per gallon (7-10 ml/L) of water.

### FOR BEST RESULTS:

DO NOT use on carpet or painted wall surfaces. May be applied with floor machine, mop, brush, pump-up sprayer or pressure washer. For commercial and industrial use only.

Our recommended maintenance program consists of frequent and thorough cleanings utilizing **FGS Concrete 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.



## **PRECAUTIONS**

Eye irritant. May cause skin irritation with prolonged and repeated contact. Keep out of reach of children. Avoid contact with eyes, skin and clothing. Avoid breathing of mists. Use in well-ventilated area.

Please refer to Product Material Safety Data Sheet (MSDS) before using.

## **STORAGE/SHELF LIFE**

FGS Concrete Conditioner containers are to be kept tightly closed and stored in a cool dry area. Do not freeze. Shelf life is a minimum of two years in factory sealed containers.

## **FAX ON DEMAND/WEBSITE**

L&M's exclusive Fax On Demand and its convenient internet website offer instant access to Tech Data Sheets, Material Safety Data Sheets, product updates, and other useful information. Simply dial 800-839-9887 or visit [www.lmcc.com](http://www.lmcc.com) and follow the easy steps.

## **LIMITED WARRANTY**

*This product is warranted to be free of defects in material and workmanship, and conform to L&M Construction Chemicals ("L&M") quality control standards. All recommendations, statements and technical data herein are based on tests we believe to be reliable and correct, but accuracy and completeness of said tests are not guaranteed and are not to be construed as a warranty or guaranty of any kind, expressed or implied including but not limited to, an implied warranty of merchantability or an implied warranty of fitness for a particular purpose. Satisfactory results depend upon many factors beyond L&M's control. User shall rely on his or her own information and tests to determine suitability of the product for the intended use and user assumes all risk, loss, damage, expense and liability resulting from his or her direct use, indirect use or consequential to their use of the product. L&M shall not be liable to the buyer or any third person for any injury, loss or damage directly or indirectly resulting from use or inability to use the product. L&M's sole responsibility shall be to replace that portion of the product which proves to be defective. Any warranty claim must be made within six (6) months from the date of the claimed breach. This limited warranty applies only if the product was properly installed and used according to all instructions and was properly stored prior to use.*

**For Institutional and Industrial Use Only.**

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