ACE ENTERPRISES

ACE-EPX-PREP SOLV CLEANER

Heavy-duty solvent cleaner for concrete floors before epoxy, PU or MMA flooring.

A chemically clean surface, ready for epoxy

Dries in 5–15 minutes. Nil residue.

5–15 min	8–12 m²/L	10–40°C	50 L / 210 L
drying time	coverage, depending on contamination and porosity	application temperature	drum packaging

1. Why floor cleaning matters before epoxy

A coating is only as good as the surface it is bonded to

Epoxy, PU and MMA flooring systems depend on adhesion to the concrete or metal below. Invisible contamination such as oil, wax, silicone and curing compounds can stop that bond from forming, which is why the surface must be chemically clean before the primer goes on.

What is on your floor	Why it matters before epoxy
Oil & grease	Soaks into concrete and metal and forms a film that stops the primer from bonding; water cleaning is often ineffective
Wax	Leaves a slick layer on the surface that weakens adhesion of the coating
Silicone	Repels coatings and can cause poor wetting of the primer
Rubber marks	Tyre and trolley marks left on warehouse and workshop floors stay on the surface under the coating
Curing compounds	Residues from new concrete can sit between the slab and the epoxy system
Hydrocarbon residues	Fuel and solvent traces in the surface reduce adhesion and leave weak spots in the coating

Adhesion
The epoxy bonds to the substrate, not to the contamination on it

Surface ready
Cleaning is a step to complete before the primer goes on

Process fit
Works alongside grinding and shot blasting

2. How we help you

ACE-EPX-PREP SOLV CLEANER: a fast-evaporating, high-solvency pre-epoxy cleaner

Our solvent cleaner is designed for pre-application preparation of concrete and metal floors. It dissolves oil, grease and hydrocarbon residues, evaporates fast and leaves the surface chemically clean. A simple six-step routine takes you from dusty floor to primer.

1	2	3	4	5	6
Remove dust	**Apply**	**Scrub**	**Dry**	**Rinse**	**Prime**
Sweep or vacuum loose dust and debris	Mop, wipe with lint-free cloth, or low-pressure spray where permitted	Scrub heavily contaminated areas if required	Allow 5–15 minutes for the solvent to evaporate	Rinse with free-flowing water or wet mopping	Proceed with epoxy primer and the flooring system

3. Your benefits of working with us

A cleaner substrate, a faster handover to the epoxy crew

Your benefit	What you get
Stronger epoxy adhesion	Removes oil, grease, wax, silicone, rubber marks, curing compounds and hydrocarbon residues so the primer can grip the substrate
High oil & grease solvency	Works where water cleaning is ineffective on oil-contaminated floors
Fast, residue-free drying	Dries in 5–15 minutes with no moisture residue, so you can move on to priming sooner
Chemically clean surface	Nil residue after evaporation
Fits your process	Compatible with grinding and shot blasting, and with major epoxy and PU flooring systems
Good coverage	8–12 m² per litre, depending on contamination level and substrate porosity

Recommended applications

Where you can use it
Concrete floors before epoxy / PU flooring
Industrial shop floors and warehouses
Automotive workshops and parking areas
Pharmaceutical and FMCG plants
Machine foundations and epoxy repair zones
Oil-contaminated floors where water cleaning is ineffective

Surface compatibility

Suitable on: concrete, cementitious screeds, mild steel, existing epoxy (for recoating prep)

Not recommended on: plastic or solvent-sensitive surfaces

Technical characteristics

Parameter	Specification
Density @ 25°C	0.78 – 0.82 g/cm³
Flash point	> 75°C (flammable)
Residue	Nil after evaporation
Odour	Mild solvent odour
Shelf life	24 months from manufacture

Safety: flammable, solvent-based liquid. Ensure adequate ventilation, use PPE (gloves, goggles, respirator if required) and keep away from heat, sparks and open flame.

Keep it dry: do not let water or moisture mix with the cleaner before application, or it turns milky and is neutralised. Keep the container tightly sealed and pour only the quantity needed.

Site trial: results vary with surface condition, contamination and method, so carry out a site trial before full-scale use.

Start your epoxy job on a clean surface

Contact us for orders and site trial

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