Outlook

Not Suddenly

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SURTREAT®

THE FOUNDATION RESET

How Surtreat Surface-Applied Ion-Exchange Densification Strengthens & Preserves Building Foundations

Right: Residential Foundation Project

Residence in Tracy, California, Foundation Strengthening and Repair **Project Report**

Most foundation problems don't announce themselves.
They whisper.
A faint, damp smell in the mechanical room.
A hairline crack you've "watched for years."
A little rust staining near the wall joint.
A patch that keeps coming back.
That's not "normal aging."
That's the beginning of structural depreciation—driven by moisture intrusion, chloride exposure, and slow concrete breakdown from the inside out.

The truth: foundations don't fail suddenly…
They fail gradually—then expensively.

THE REAL ENEMY: WATER + TIME

Foundations are continuously exposed to:

- Water seepage and moisture intrusion
- Hydrostatic pressure
- Chloride contamination
- Cracking, spalling, and corrosion of embedded reinforcing steel
- The Problem

And once corrosion begins, it's not just "cosmetic."
It's a structural mechanism—steel expands, concrete cracks, water gets in faster, corrosion accelerates.
The result?
Higher repair costs, more disruption, and decreased confidence in the building's long-term resilience.

SURTREAT ADVANTAGE: FIX THE CONCRETE — NOT JUST THE SYMPTOMS

Traditional foundation "waterproofing" often relies on membranes, coatings, or surface barriers.
But those approaches can fail because they don't change the concrete itself.
Surtreat Ion-Exchange Densification does.

TPS II — Multi-Phase Densification for Stronger Concrete

TPS II is a surface-applied inorganic treatment designed to strengthen concrete, reduce porosity, and inhibit corrosion. It penetrates into the substrate and reacts to form calcium silicate hydrate (C-S-H) gel—the same binder responsible for concrete strength.

TPS II TDS

In plain English:

It turns a vulnerable, porous foundation into a tighter, stronger, longer-lasting concrete matrix.

Key benefits for foundations include:

- Strengthens concrete and improves durability
- Reduces porosity and moisture intrusion
- Inhibits chloride migration and corrosion risk
- Breathable and non-film forming (nothing to peel off)

And it's easy to apply by spray, roller, or brush—with typical saturation-style applications.

THE FOUNDATION SYSTEM (WHEN YOU WANT FULL PROTECTION)

For buildings where you want more than densification alone, Surtreat offers a complete foundation protection sequence:

1) TPS XII — Migratory Vapor-Phase Corrosion Inhibitor

TPS XII migrates as vapor through concrete and forms a passivating film on embedded steel, helping pacify corrosion cell activity—without expensive coatings or heavy demolition.

TPS XII TDS

2) TPS II — Ion-Exchange Densification

Strengthens and densifies the concrete matrix while reducing porosity and moisture intrusion.

TPS II TDS

3) SurCoat — Cementitious Protective Repair Layer

A polymer-modified cement coating with a corrosion inhibitor for exposed rebar areas and concrete surfaces—especially useful where foundations have localized damage.

SurCoat TDS

4) Repel WB — Long-Lasting Water Repellency

A water-based silane/siloxane repellent that penetrates into porous substrates to block liquid water while maintaining breathability.

Repel WB TDS

This full approach directly aligns with the "3 enemies" of foundations:

- Water (Repel WB)
- Corrosion (TPS XII + SurCoat)
- Weakening concrete (TPS II)

WHAT THIS MEANS FOR OWNERS & ENGINEERS

A foundation that's harder to damage... and easier to own

When you densify and preserve foundation concrete early, you create outsized benefits:

Strength + stability
TPS II chemically densifies the matrix, improving long-term durability.

Reduced moisture intrusion
Lower porosity means less water movement—and less damage.

Lower corrosion risk
TPS XII protects embedded steel through migratory vapor-phase corrosion inhibition.

Longer service life, fewer disruptions
When foundations stop deteriorating, everything above them stays safer, drier, and easier to maintain.

THE BOTTOM LINE

If your building's foundation is:

- showing dampness, cracking, staining, or spalling
- exposed to groundwater or chlorides
- aging in a high-moisture environment

...you don't need another patch.
You need a material-level upgrade to the concrete itself.
Surtreat Surface-Applied Ion-Exchange Densification gives you that upgrade—without invasive reconstruction.

CALL TO ACTION

Want to evaluate your foundation for densification and corrosion protection?
Reply with: "FOUNDATION"
and we'll help you identify:

- where TPS II is the best fit
- where TPS XII adds corrosion insurance
- how to build a phased plan that fits your budget and access

Strengthen the concrete. Protect the steel. Preserve the building.
— SURTREAT.com

Call for Certified Applicators

Are you a contractor interested in joining our network of certified applicators? Reach out to us today! We are seeking skilled applicators nationwide to introduce and install our cutting-edge technologies.

Learn more

SURTREAT®

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