

MAINTENANCE FOR INTERIOR STAINED CONCRETE AND MICRO-TOPPINGS

Regular maintenance is crucial to the lasting beauty of your decorative concrete. You will need to develop a maintenance schedule based on the type of usage your installation is exposed to. This includes:

- **Controlling grit:** the best way to control grit and sand is simply by using walk-off mats. Recommended mats have a high friction open surface to knock off the bottom of shoes and then trap the particles. Ideally, mats should be used at every entrance and should be as wide as the doorway and approximately 5' to 6' long. **Immediately wipe up any liquid spills.**
- **Sweeping, dust mopping and/or vacuuming:** as required.
- **Washing:** as required. Use a neutral cleaner only. Use a clean mop with clean water and **keep replacing your bucket with clean water!** Most neutral cleaners need to be diluted so follow the manufacturer's directions! **Do not use the same mop/sponge for washing and waxing!**
- **Waxing:** The sealer protects the concrete surface and the wax protects the sealer. The wax functions as a sacrificial surface that needs to be reapplied as required. If you don't keep the surface waxed, you risk developing "wear patterns" in the floor. **Do not use the same mop/sponge for washing and waxing!**
- **Applying wax:** after washing, allow the surface to dry completely. Once dry, apply 1 coat of SC Johnson Plaza Wax or ColorMaker Uro-Finish using a clean, damp rayon mop. Apply in a "figure 8" fashion. Keep off the surface and allow the wax to dry for 1 hour. After allowing the wax to dry for 1 hour, if you feel another coat of wax is needed, now is the time to apply the second coat. **Do not use the same mop/sponge for washing and waxing!**
- **Common sense:** do not drag heavy objects across the surface. Never apply tape to the surface. Install protective caps on all furniture legs.

Your long term maintenance schedule is going to depend on the abuse your floor is exposed to. In residential environments I've had customers who have never waxed their floors and they look as good as the day I've installed them.

For commercial and especially restaurant environments I recommend that a professional janitorial service be hired. It's been my experience that in commercial spaces, especially in restaurant settings, that floor maintenance is usually delegated to the lowest person on the totem pole. This person never follows my maintenance instructions so they always

do a lousy job cleaning the floor. This always leads to the floor needing to be stripped and re-sealed eventually. In worst case scenarios, the floor is permanently damaged and needs to be re-installed completely.

IF YOU ARE NOT GOING TO FOLLOW THESE INSTRUCTIONS, THEN YOU MUST HIRE A PROFESSIONAL JANITORIAL SERVICE TO PROTECT YOUR INVESTMENT!