

## Floor Cleaning and Maintenance Instructions

### Interior Floors

Regular cleaning and upkeep will ensure you have a long lasting floor. We recommend using a **Neutral-Base Cleaner** as part of your regular maintenance whenever you wish to mop the floor. A neutral base cleaner will not harm the sealer or leave a soapy residue that may dull the floor or soften the sealer. These can be found at Home Depot, Lowes, Walmart and Janitor's World (address below). One brand we have used successfully in the past is Zep Neutral Floor Cleaner Concentrate (#ZU0278128). There are many different brands available, just select one that is a neutral base.

Your floor has been waxed to protect the sealer. It offers excellent protection against staining from spills or "accidents" such as from pets that happen on a normal basis. As with any other similar product it is not "bulletproof". Spills should be picked up as soon as possible to reduce the risk of leaving a permanent mark. We recommend reapplying wax to maintain this protection every three to six months for residential applications and at least once a month for commercial installations depending on foot traffic. Sticking to a regular maintenance schedule will result in a beautiful, long lasting floor.

We recommend using a good quality brand of wax for the best protection. For a semigloss finish use **Showplace** or equivalent brand and for a matte finish use **Johnson Carefree Matte** or equivalent. These can be purchased at any Janitorial supply such as Janitor's World located at 11527 Harry Hines, Dallas TX 75229 (972-243-0000).

For waxing:

1. Floor must be clean and free from dust or other contaminants. Clean the floor with either a broom or mop.
2. Pour wax into a clean bucket equipped with a wringer
3. We recommend using a loop end mop head made from Rayon as it will not absorb as much wax into the mop itself as a cotton mop head does and gives a beautiful, streak free finish.
4. Submerge the mop into the wax and wring out until drip free. You will be applying a very thin layer of wax on the floor. Thicker is not better as heavy coats do not protect as well as thin coats.
5. Apply the wax in a figure 8 pattern. Rewet the mop head as often as needed, you should get approximately 2,000 square feet of coverage per gallon of wax.
6. Usually one coat is sufficient to protect the floor, however, if more than one coat is desired, allow the previous coat to dry thoroughly before applying the next one (20 minutes to 1 hour depending on ambient conditions).

**Do not place a rubber backed throw rug over a sealed floor as over time it may trap moisture and leave a white stain on the sealed floor. The rug may also try to "stick" to the sealed floor.** Generally this stain will come out after time once the rug is removed but occasionally may require resealing to restore the original appearance. Other types of throw rugs are perfectly fine. WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF A RUBBER BACKED RUG WAS USED.

Please note that though the material we have applied to your floor is cement based it is an overlay (a thin layer placed on your floor) that can be damaged if a large amount of weight is placed on it. This can happen by moving heavy furniture, roller skating, or dragging any other object that could cut into the surface underneath it. Using common sense will help avoid this, we suggest treating it the same way you would if it were a wood floor. If you have an office chair with hard plastic or rubber wheels or some other type of appliance or object that will constantly roll over the floor we strongly recommend purchasing a chair matt. These can be found without the knobbies and serve to protect the floor from abnormal wear caused by dirt being trapped underneath the wheels. The back and forth movement of the chair will grind this dirt into the floor, wearing through the wax, sealer, and

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the actual floor itself, discoloring it. WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF A CHAIR MATT IS NOT USED.

## **Exterior Floors**

Normal cleaning for an exterior floor is to wash it down with a hose and, if needed, lightly scrub it with a soft bristled broom to remove any stubborn accumulations. If you want to use a cleaner to help we recommend a neutral base cleaner as this will not damage the sealer that we have placed on the concrete. One brand we have used successfully in the past is Zep Neutral Floor Cleaner Concentrate (#ZU0278128). This or other brands can be found at Home Depot, Lowes, or Walmart. You can also power wash the surface, however you need to be very careful not to put the tip of the power washer too close to the concrete which could remove the sealer on the surface or even damage the concrete. Never bring the tip closer than 12" to the floor and it may need to be further away depending on the type of tip and the pressure the machine generates.

Your floor has been sealed to protect it from staining, however this does not mean that it is stain proof, only stain resistant. As your floor is exposed to the elements, particularly the sun, we recommend resealing it every two to three years to maintain this protection. When is it time to reseal? If you notice that the floor looks very different when wet and tends to dry to a chalky appearance, then it is time to reseal. Resealing will restore this "wet look". We would be more than happy to do this for you for a nominal charge. It is not an impossible task for the do it yourselfer, however there are many safety factors and application techniques that need to be followed to correctly seal the floor including proper cleaning prior to starting, choosing the right type of sealer, slip resistant agents, spraying techniques, masking off the area to prevent overspray, amount of coats applied, safety equipment, etc. We highly recommend this be done by a professional to minimize possible problems.

As with interior floors, heavy, concentrated weight can damage the overlay material or the sealer, as can dragging heavy objects over it. If you have equipment or furniture that will constantly move over the same area, protect it with mats or a rug to distribute the weight a little better. ***Do not place a rubber backed throw rug or matt over a sealed floor as over time it may trap moisture and leave a white stain on the sealed floor. The rug may also try to "stick" to the sealed floor.*** Generally this stain will come out after time once the rug is removed but occasionally may require resealing to restore the original appearance. Other types of throw rugs are perfectly fine. WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF A RUBBER BACKED RUG WAS USED.