



Maintenance Procedures for Stained Concrete

We often think of concrete lasting forever, but like anything else, it can become dirty and stained over years of use. Cleaning your colorful concrete should become a part of your regular home maintenance program. With proper maintenance, you can greatly extend both the life and the beauty of the concrete. The information below will give you the knowledge needed to keep your surface looking its best.

Your new stained concrete floor or decorative concrete overlay floor must be maintained. Floors that need to be repaired due to neglect will not be covered in warranty and will be subject to full repair prices.

Interior Floor Care

Your Custom Interior Floor will last a lifetime if properly maintained. Plastic glides, Felt Pads or Magic Movers should be affixed to heavy furnishings or those which will move frequently. Use the same precautions you would use for a Hard Wood Floor. A Door Mat at the outside (Hemp or Rope style) and inside entrance (one with a solid backing that can be shook off outside) of a home will pick up over 85% of the dirt that would otherwise be tracked inside.

One important thing to mention about your walk-off mat is how to choose one. For the first month, an open-back mat such as a carpet remnant should be used while the sealer/finish cures. Plastic-backed products should NOT be used for your mats. An acrylic or plastic backed mat can cause discoloration under and around the mat. This phenomenon is called *Plasticizer Migration*.

Here is how to care for your floor:

Daily dust mopping

Daily dust mopping removes the fine dust and grit which can grind away floor finish. It will help prevent major floor finish deterioration caused by normal foot traffic. The best results are obtained by using a Micro-Fiber Dust Mop. The following procedures should be followed:

1. Dust mop the floor in one continuous movement without lifting the mop off the floor. Overlap your stroke on each pass (you can also vacuum).
2. Clean the dust mop after each use by shaking it outdoors, brushing it with a brush over a garbage can, or vacuuming it.
3. **NEVER** use a "Swiffer Wet-Jet" type of cleaning tool. The liquid in these devices contain trace amounts of Solvent material. The Solvent will not harm the sealer but will cause the wax to egg-shell. Also, you should not use Ammonia, Bleach or Pine Sol.



Damp mopping (use cool water)

1. Damp mopping with cool water and a neutral ph cleaner extends the floor finish life. It will not dull the finish and will enhance the gloss retention.
2. Follow the recommended dilution rates on label directions.
3. The mop should be wrung out tightly so that it is just damp. Do not allow the cleaning solution to puddle.
4. **NEVER** use a "Swiffer" type of cleaning tool. I know this is a repeat from above but I must state this again. The liquid in these devices contain trace amounts of Solvent material. The Solvent will not harm the sealer but will cause the wax to egg-shell. Also, no Ammonia, Bleach or Pine Sol.

Don't forget to rinse & clean the mop & bucket after use. Shake or brush off dust mop before using.

Waxing

Wax is the sacrificial coating to protect the sealer and bear the brunt of the scuff and scratches. We can apply wax to your floor for the initial protection two weeks after the sealer has been applied for an additional charge, although, application of the wax can be done by the owner. We recommend the use a QUALITY 20% minimum solids wax available at janitorial supply or other No Mop-n-Glo or similar wax should be used.

1. How often you need to re-wax depends on the abuse you, your children or pets put on the floor. It varies by owner and may be anywhere from every 3 months to every year.
2. Use a looped-end Rayon mop — synthetics release material, cotton absorbs.
3. Pour a dinner-plate sized puddle on the floor and spread it evenly and thinly. Spread the material across the surface and let it dry for 1 hour. You are now ready for foot traffic again.

The use of a Floor Mat on the Outside and Inside of entry doors will pick up about 85% of dirt that would enter a home. The use of mats is especially good if you are living in a new housing development.



Exterior Surface Care

Your Exterior surface was sealed with multiple coats of a high-solids, UV-inhibiting, penetrating solvent-based sealer. This sealer will repel dirt, dust and other substances that can get a foothold on concrete surfaces and promote the growth of mold and mildew. Basic care is as shown below:

1. If you notice a powdery white or splotchy appearance; especially after a rain, the sealer is doing its job. This is the dirt/dust mentioned above. A rinse with a garden hose followed by a leaf blower to remove excess water will fix this.
2. Pressure washing is generally not needed. A rinse and a blow will remove most things on the surface.
3. If there was a spill of a soft drink or something you didn't see right away, use a mild soap like Ivory liquid in some warm water to loosen the material. Rinse and blow and you are back to a clean surface.
4. Plastic glides or Magic Movers should be affixed to heavy furnishings or those which will move frequently.
5. Potted plants should have a dish placed under them to catch excess water; this is especially true if you use a lot of fertilizer on the plants.
6. The surface should be resealed from time-to-time. The manufacturer of the sealant recommends resealing every 1 to 2 years. How often your surface needs to be resealed depends on the amount of rain and sunlight it receives. When you start to notice that water doesn't bead up on or seems to absorb into the surface, it is time to reseal.

Troubleshooting

Problem	Probable Cause	Solution
Floor is streaky	Floor was still dirty or a dirty mop/water was used.	1. Allow floor to dry and dust mop or vacuum. 2. Clean mop and use new solution mixture.
Footprints at entrance area	Dirty Walk-Off Mat(s).	Shake/Clean walk-off mats.
Floor is spotty	Too much solution water remained on floor.	Water solution shouldn't puddle. Use a just damp mop so liquid will not stand on floor.
Floor is sticky	Too much cleaner solution in water.	Re-mop floor with clean water to remove excess cleaner. Solution ratio: Use <i>1 ounce</i> of solution to <i>1 gallon</i> of clean water.
Floor has a milky white spot	Something wet remained on floor causing the acrylic in the sealer/wax to discolor.	Wipe up any remaining liquid and allow floor to dry. Once dry, the milky spot will fade to clear.