

Proper Cleaning & Maintenance of Resurfacing System

Your decorative surfacing system has been sealed. It is “stain resistant” ... it is not “stain proof.” Stains can become set over time if you do not take proper care to clean spills of foreign matter as soon as possible.

Interior surfaces which do not have drains for ease in flushing with water, may be cleaned by mopping, use of carpet cleaning machine, floor scrubber with light duty pad, steam cleaner, or wet/dry vac. This will prevent water damage to adjoining walls.

Exterior surfaces may be cleaned using a push broom and hose to flush clean or a pressure washer. If a pressure washer is used for routine cleaning, recommend that you limit the psi to 1200 (using a fan tip) and you never use any type of turbo/rotating tip.

Do not place rubber backed mats on any decorative surfacing system (indoors or outdoors). Rising vapors being emitted from cementitious substrates must be allowed to evaporate naturally. Rubber backed mats trap this rising vapor, preventing the natural evaporation process, resulting in a hard mineral deposit build up which is difficult, if not impossible to remove without discoloration. Rugs which allow vapors to pass through them, or those with open weave waffle like backing are generally acceptable “indoors.”

Do not place potted plants directly on your surface. Use plant dolly, or plant stand with legs to allow for ventilation between planter and decorative surfacing system. Failure to do so will leave a white mineral deposit which will permanently discolor the surface. Plant fertilizers also have the potential to cause permanent discoloration.

All cleaning solutions must be rinsed thoroughly. Special care must be taken to properly meter all concentrated cleaning solutions, especially those which have a “orange citrus base.” Janitorial supply houses promote “orange citrus cleaners” as “all natural, non-toxic, environmentally safe;” however, they are none the less a “natural form of acid” and have the potential to pit, eat away, or permanently discolor your surfaces’ protective coat of sealer. All cleaning solutions must be properly diluted (in the case of “concentrated orange,” at a rate of 20 parts water to 1 part concentrate in warm water). After use of cleaning solutions, especially true of the “orange citrus” based ones, your surface must be thoroughly rinsed to remove all cleaning material films and residues.

Do not use ammonia based cleaners on your decorative surface (such as Pine-Sol) or any cleaner having an abrasive nature. For routine cleaning/maintenance you may use any biodegradable/water soluble cleaner that is ammonia and citrus acid free. (Remember, rinse/flush completely with clean/fresh water.)

Tree sap, and other like residues can be spot cleaned using Goo-Gone or Dissolves it. Carburetor cleaner works well for spot removal of road tar.

Never use MEK, Acetone, Xylene, Paint Thinner, or any other type of solvent based material to remove any type of foreign matter.

Special care must be taken to rinse any pool or spa treatment chemicals which are in concentrated form as soon as possible to deter surface damage/discoloration. Note... treated pool water itself will not harm your decorative surface so long as they have been diluted to the proper ratios.

Mineral and lime deposits, as well as efflorescence may be cleaned using a solution of one pound (1 lb) TSP (Tri-Sodium-Phosphate) per 1 gallon of warm water. Scrub with push broom or brush, allow to set to 15 minutes, then rinse/flush thoroughly...or spot clean with Lime Away (or other like product). Note: these methods will only provide results if the mineral, lime, or efflorescence has not actually eaten into the sealer.

Standard good house keeping, preventing the build up of grease, oil, soap residues, suntan lotions, etc. are your responsibility. Failure to do so can result in slip/fall accidental injuries since foot or shoe sole is not in direct contact with decorative surface.

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All decorative surfaces must be sealed to prevent the entrapment of foreign matter. A sacrificial coat of hard shell/power buffed floor wax may be applied over interior surfaces to deter scuffing from shoes or rubber tipped fixtures (furniture, appliances, exercise equipment, etc.) as well as to prolong the life of the sealer.

The use of any deicing compound containing ammonium nitrate and/or ammonium sulfate within a winter maintenance program is "strictly prohibited." These chemical deicers rapidly attack and disintegrate many types of sealers and decorative concrete systems. Those containing magnesium chloride can also cause moderate damage.

At some point in time it will become necessary for your surface to be resealed. Longevity and performance will depend on the end use of the surface, environmental conditions it is subjected to (moisture, freeze-thaw cycling, UV rays), wear patterns, and other contributing factors.

"Acknowledgment"

I have been provided with this "Proper Care and Maintenance" information. I understand that my failure to abide by the recommendations and guidelines set forth will void any written or implied warranties of the applicator or the manufacturer of any materials as part of my decorative surfacing system.

Name of Property Owner

Name of Applicator

Address (Property Owner)

Signature of Applicator

City, State Zip (Property Owner)

Date Signed