



Care Guide for Concrete Floors

Decorative Beauty That Lasts

A concrete surface is something we think of as lasting forever. Though extremely durable, concrete flooring is not indestructible. Like any flooring surface, concrete gets dirty with foot traffic, and can stain and age after years of use. A concrete floor requires simple regular maintenance. By following this simple care guide, the life and beauty of your concrete floor will be substantially extended.

Protecting

Protect newly installed concrete floors until all construction is complete. Ram Board, builder's board, EZ Cover, Skudo, Masonite, and other protection products may be used to protect the floor from other trades. When installing these products, it is VERY important to overlap seams and avoid taping directly to the concrete floor.



*******NEVER APPLY TAPE DIRECTLY TO A CONCRETE FLOOR! *******

Do not allow the floors to get wet for at least 72 hours after our crews finish.

Avoid dragging any heavy object across the surface of a concrete without first protecting the floor. When moving heavy furnishings utilize felt pads or compressed felt furniture sliders to prevent scratching and wear. (NOTE: hard plastic sliders are intended for sliding across carpet and will scratch a decorative concrete floor.)

Doormats outside doorways and inside entryways will eliminate a large portion of the dirt that would otherwise be tracked inside. A

doormat should have enough texture to remove dirt from shoes. Utilize a non-rubber backed or open-back style mat that will allow the floor to breathe. A carpet remnant works effectively.

Never set a potted plant directly on concrete floors. Use a plate or other moisture catching foundation and a breathable pad underneath. Trapped moisture can damage the finish.

An office chair or any appliance with wheels constantly rolling over the same area will scratch, scuff, and abrade the surface. Use smooth sided plastic chair mats underneath rolling office chairs.

Maintaining

Sweeping - Dust mopping removes the fine dust particles and grit that can grind away the floor's finish. Regular dust mopping will prevent major deterioration to the finish that can be caused by normal foot traffic. The best results are obtained by using a dry micro-fiber dust mop available at most home improvement stores. Micro-fiber, by design, attracts dust and dirt to it and away from the floor surface. Dry dust mopping works optimally when using one continuous motion with overlapping strokes. Be sure to shake the dirt and dust away often.

Regular Cleaning - Wet mopping with a rayon mop and a neutral pH cleaner is recommended for best results. Ensure mop and water are clean and pay attention to dilution recommendations, as too much cleaner can create a haze on the finish. When using a buffer or scrubber, we recommend the standard white janitorial pad. Any other color pad may result in diminished gloss.

Concrete floors are a durable finish, but can also be porous. Spills should be cleaned up immediately using water and a soft cloth.

Please call ModernCrete at 888-224-1786 with any questions. Floors that need repair due to neglect or failure to follow these guidelines will not be covered under warranty.

THE RIGHT PRODUCT IS IMPORTANT – cleaning solutions intended for degreasing, abrasive cleaners, and acidic cleaners should never be used on concrete floors. Vinegar or ammonia can cloud the floor finish. Use only neutral pH cleaners which can be purchased at most janitorial supply companies. See below for specific processes and products for your floor type.

Polished Concrete

With the growing popularity of polished concrete, many suppliers offer floor cleaners intended *specifically* for polished concrete. These include Prosoco® LSKlean, CureCrete® Crete Clean, and L&M® FGS Conditioner. Contact Runyon Surface Prep for all your polished concrete cleaning needs at (888)920-8132. To avoid cross contaminating chemicals, it is best to use an exclusive mop to maintain your polished concrete floors.

Periodic Care - for facilities facing high foot traffic volume, floors can be burnished a few times a year to ensure a beautiful shine and to diminish the appearance of dull spots that may appear over the years. Additionally, stain guard products can be reapplied by custodial staff or outsourced. When using a buffer or scrubber, we recommend the standard white janitorial pad. Any other color pad or brush may result in diminished gloss.

Sealed Concrete

Simple Green® or Fabuloso® are good pH neutral cleaners, but should be used sparingly (properly-diluted) to avoid build-up on the floor. *Read labels!* Follow the recommended dilution rates on the label.

Never clean with Pine Sol, Swiffer Wet Jet Cleaner, or any other product that contains ammonia, bleach, or vinegar. Clean bucket and mop regularly and wring mop well. Never allow cleaning solution to puddle on sealed concrete flooring.

Never use a rubber-backed or plastic-backed mat or rug pad. Compounds found in rubber and in some plastics cause discoloration under the mat known as Plasticizer Migration. Additionally, rubber traps water beneath and can turn the floor finish a cloudy white. To maintain the beauty of a concrete surface, it is critical to remember: **NEVER utilize a rubber-backed mat, a plastic backed mat or a rubber-based rug pad beneath any mat or rug on a sealed concrete floor.**

Waxing - In the same way that a clear coat protects an automobile, a coat of wax acts as a sacrificial barrier and protects the sealed concrete from scuffs and scratching that result from normal wear and tear, spills, and accidents.

To achieve the best result, use a high quality (20% or higher solids) wax available at many janitorial supply stores. Ensure the floor is swept and mopped clean first to avoid the effect of sandpaper, as mentioned previously. **DO NOT USE Mop-n-Glo®** or similar wax products. ModernCrete can apply the initial coat of wax for an additional charge. Wax can be reapplied. How often depends upon the amount of traffic, but generally speaking, a fresh coat of wax should be applied every three to six months where foot traffic is heavy.

Overlays

ModernCrete installs both diamond polished and sealed overlays. Follow recommendations from above for your specific type of overlay.

Concrete overlays are generally high in polymer content to ensure a proper bond to existing concrete. Because of this, overlays are more susceptible to point load marks or track marks from heavy objects. Be sure to use wide wheels for dollies or carts with heavy loads.