

## Interior Floor Cleaning and Maintenance Instructions

### **Recommended supplies**

Thank you for allowing us to install your new decorative concrete floor. With some regular cleaning and upkeep it will last for many years to come. For cleaning 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 finish. It can be found at Home Depot, Lowes, Walmart and Janitor's World (address below). One brand we have successfully used in the past is **Zep Neutral Floor Cleaner Concentrate**, however, there are many different brands available, just select one that is a neutral base. Please do not use strong floor cleaners on your floor. Cleaners that contain vinegar, bleach, or ammonia will strip the wax from the floor and may even damage the sealer. We have had to come back after the fact to repair a few floors where these harsh chemicals were used.

Your floors have been waxed. Wax acts as a sacrificial barrier that protects the sealer from the normal wear and tear of foot traffic, spills, pet "accidents", etc. 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. To maintain this protection, we recommend reapplying a fresh wax coat wax every three to six months in homes and at least once a month for commercial establishments. 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 **Johnson Showplace** and for a matte finish use **Betco Matte Finish**. These can be purchased at janitorial supply stores such as Janitor's World located at 11527 Harry Hines, Dallas TX 75229. <http://www.janitors-world.com/>



## **Waxing**

Follow these steps to apply the wax on your floors:

1. Floor must be clean and free from dust or other contaminants. Clean the floor with either a broom or mop. If mopping make absolutely sure to constantly change the water, using dirty water will create streaking and the wax will then trap all the dirt in the floor.
2. Pour wax into a clean mop bucket equipped with a wringer
3. We recommend using a 16 to 20 oz. Rayon loop end mop head 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. The loop end creates a more consistent 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 2 hours depending on ambient conditions).
7. You can store the remaining wax and mop head in a 5 gallon bucket so that you don't have to clean it out each time you use it. Just make sure to put the lid on tightly and store it where it won't freeze or get too hot.



Mop bucket with wringer



Rayon looped end mop head

## **The ounce of prevention**

Your new stained concrete floors are tough, but that doesn't mean that they can't be damaged, here are some things to avoid so that they won't require touchups.

First and foremost among the things to avoid is the use of a rubber backed throw rug on a stained and sealed concrete floor. As rubber is impervious to water, it tends to trap any moisture that is coming up through the concrete between the rug and the floor (and yes, even if you are not spilling water on the floor there is a small amount of moisture coming from the outdoors through the slab and into your home, this is completely normal.) Over time this trapped moisture may turn the sealer white which may or may not go away on its own once the rug has been removed.

The second reason to not use rubber backed rugs is that rubber has a strong attraction to sealer. The rug may try to "stick" to the sealed floor, especially if it is not moved periodically. As time passes it will adhere so tightly to the sealer that you will have to literally peel it off to remove it and this will obviously damage the floor. **WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF A RUBBER BACKED RUG WAS USED.** Other types of throw rugs such as weaves are perfectly fine as they allow the floor to breathe. Please keep in mind that it is not ok to use a rubber rug liner to keep these types of rugs from moving around as it will also stick to the floor. So, how to keep it from sliding around? Here's a quick tip from Lifehacker.com to address that problem.

### Line your Rugs With Caulk for Cheap Slip-Proofing

If you're not interested in purchasing rug grips or liners, but don't want your rug sliding all over your hardwood floors, Martha Stewart recommends applying a little caulk to the bottom as slip-proofing.

You'll need to use acrylic-latex caulk for this trick to work, but all you need to do is line the bottom of the rug with a little caulk every six inches or so. Once it's dry, the rubbery strips will hold it in place. Obviously, this will deface the rug a little and will only work on lighter rugs, so use it at your best discretion.



CLEVER USES

### **The ounce of prevention - *continued***

In both cases of a direct acid stained floor (we stained your existing concrete) and a microfinish overlay stained floor (we first applied a concrete resurfacer prior to staining the floor) either 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 concentrates a lot of weight in a small area. What can happen is that it will cut through the sealer and even possibly into the concrete surface underneath it. Using common sense will help avoid this; we often suggest treating them like you would if it were a wood floor. Just because it is concrete doesn't mean it can't be damaged.

When moving anything heavy we recommend using a furniture dolly and putting down some 1/4" thick Masonite board to distribute the weight. You can get these at Lowe's or the Home Depot and they will even cut a full size 4' x 8' sheet for you into four 2' x 4' sheets that work very well. Move the material a very short distance and look at the floor underneath the Masonite to check that it is not being damaged. Alternately, if you are using furniture sliders make sure you use ones designed for hard surface floors as these generally are padded. Do not use the hard plastic sliders as you will almost certainly scratch or gouge the floor. Also double check to see that there is no debris or other trash in the slider itself as this will also damage the floor. **ALWAYS CHECK THE FLOOR CONSTANTLY DURING THE MOVE!** Also keep in mind that if you do have heavy furniture, just leave the slider underneath it after the move or get some additional ones for it, by distributing the weight it keeps it from flattening the sealer underneath the legs over time.



1/4" Masonite boards



Hard floor furniture sliders

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Denton, TX 76205  
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### **The ounce of prevention - *continued***

A couple more things, if you have an office chair with any type of wheels or some other type of appliance or object that will constantly roll over the same area on the floor we strongly recommend purchasing a hard floor chair matt. These hard plastic mats don't have the small knobbies on the bottom surface like the ones for carpet. What happens is that any rolling chair or object will get some dirt trapped underneath the wheels. If it constantly rolls back and forth over one spot, this dirt will get ground into the floor, eventually wearing through the wax, sealer, and the actual floor itself, damaging it. **WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF A CHAIR MATT IS NOT USED.**

Last but not least; No taping to the floor! Tape, even blue painter's tape has a very strong affinity to sealer, almost exactly the same as rubber mats. Obviously stronger versions such as duct tape, gorilla tape, or masking tapes are absolutely out of the question. Putting any of these down will almost certainly rip the sealer and even the stain right off the floor. We've even seen tape pull off the top layer of concrete. Some people have used blue painter's tape for short periods of time, i.e., less than a day, and gotten away with it but we have seen people putting it down for a few hours and having trouble removing it afterwards. Just to be clear, **WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF TAPE WAS PLACED ON THE FLOOR.** So please avoid the problem, if you are protecting the floor for painting, tape the paper or cardboard or Masonite to itself, never to the floor.

Taking these simple precautions and using common sense will result in a floor that will last and remain beautiful for many years. If you have any questions regarding the maintenance of your floors, don't hesitate in contacting us.

## **Touchups**

Ok, so sometimes things happen, a plate gets dropped, some heavy furniture got dragged, your new puppy had an “accident” etc. Generally these small scratches, nicks, dings, and chips aren’t serious but you can see them and you would like them to blend in better with the rest of the floor. Here’s a couple of things you can do.

### ***Light scratching***

Often light scratching can be repaired with simply applying a fresh coat of wax. The wax flows into the scratches, filling them in and making them go away. If after applying the wax the scratch is still very pronounced it may be that it has cut through the wax and into the sealer coat and sometimes even into the concrete itself. If you run your finger over it and can feel a ridge, then the only way to fix this will be to reseal the floor. This is sometimes a little more than what the average do it yourselfer would like to tackle as it involves stripping the wax, applying the sealer and then rewaxing the floor but if you would like us to talk you through it, just drop us a line. Otherwise we can do it for a nominal charge

### ***Staining***

This is very rare as your floors are sealed and normally the only thing that will get through the sealer will be industrial solvents or strong household chemicals, especially if used to clean the floor. Sometimes pet urine will create a “shadow” of where it had puddled before it was cleaned up. If this happens it normally is because it has stripped the wax from the area. Normal repair is to reapply the wax coat.

### ***Chips and dings***

This can happen, dropping something heavy or pointed on the floor can chip out a small piece, more so if it was an overlay than if it is the original concrete. The easiest way to fix it is to pick up a stain marker at Home Depot or Lowes that has a similar color to your floor and apply it to blend it with the rest of the floor. As staining is a variegated, mottled looking process, you generally can’t see the touchups as it just looks like another random effect. If the chip is large, i.e., bigger than a quarter, then contact us and we can apply a patch to help blend it in a little better.



## Exterior Floor Cleaning and Maintenance Instructions

### Cleaning

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**. This or other brands can be found at Home Depot or Lowes. 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 6" to the floor and it may need to be further away depending on the type of tip and the pressure the machine generates. However you clean the floor we recommend drying it off with a quick pass using a leaf blower so that you don't leave water spots behind. These can be easily removed by cleaning it again but it's just easier to avoid having them occur. Another trick is to use a dry mop over the floor to remove this excess water. Just keep it as dry as possible so that you don't end up with streaks running everywhere.



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". If you would like, we can do this for you for a nominal charge, however it is certainly not an impossible task for the average do it yourselfer, just keep in mind that there are some safety factors and application techniques that need to be followed to do it correctly. Some of these are proper cleaning prior to sealing, choosing the right type of sealer, slip resistant agents, spraying techniques, masking off the area to prevent overspray, amount of coats applied, type of safety equipment needed, etc. We can certainly walk you through it but we do recommend this be done by a professional to minimize possible problems.

One concern we sometimes hear from customers after we turn over a freshly sealed exterior concrete floor to them is that it tends to show everything, from footprints, to water spots after it rains, to dirt that has dried on it, etc. This is normal as freshly applied sealer has a semi gloss sheen to it, and this tends to make everything that ends up on it really stand out. As time passes, exposure to our weather will significantly reduce this shininess and stuff that falls on it won't be as noticeable. Just follow the cleaning instructions above, particularly about drying the floor afterwards, and in about a month or so it won't be an issue anymore.

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The second reason to not use rubber backed rugs is that rubber has a strong attraction to sealer. The rug may try to "stick" to the sealed floor, especially if it is not moved periodically. As time passes it will adhere so tightly to the sealer that you will have to literally peel it off to remove it and this will obviously damage the floor. **WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF A RUBBER BACKED RUG WAS USED.** Other types of throw rugs such as weaves are perfectly fine as they allow the floor to breathe. Please keep in mind that it is not ok to use a rubber rug liner to keep these types of rugs from moving around as it will also stick to the floor. So, how to keep it from sliding around? Here's a quick tip from Lifehacker.com to address that problem.

### Line your Rugs With Caulk for Cheap Slip-Proofing

If you're not interested in purchasing rug grips or liners, but don't want your rug sliding all over your hardwood floors, Martha Stewart recommends applying a little caulk to the bottom as slip-proofing.

You'll need to use acrylic-latex caulk for this trick to work, but all you need to do is line the bottom of the rug with a little caulk every six inches or so. Once it's dry, the rubbery strips will hold it in place. Obviously, this will deface the rug a little and will only work on lighter rugs, so use it at your best discretion.



**CLEVER USES**



### **The ounce of prevention - *continued***

In the cases of a direct acid stained floor (we stained your existing concrete) and a skim coat, trowel down, or stamped overlay floor (we applied a concrete resurfacer) any can be damaged if a large amount of weight is placed on it. This can happen by moving heavy lawn furniture, roller skating, or dragging any other object that concentrates a lot of weight in a small area. What can happen is that it will cut through the sealer and even possibly into the concrete surface underneath it. Using common sense will help avoid this; we often suggest treating them like you would if it were a wood deck. If it will cut into a wood deck, then just assume that it will cut into the concrete. Just because it is concrete doesn't mean it can't be damaged.

When moving anything heavy we recommend using a furniture dolly and putting down some 1/4" thick Masonite board to distribute the weight. You can get these at Lowes or the Home Depot and they will even cut a full size 4' x 8' sheet for you into four 2' x 4' sheets that work very well. Move the material a very short distance and look at the floor underneath the Masonite to check that it is not being damaged. Alternately, if you are using furniture sliders make sure you use ones designed for hard surface floors as these generally are padded. Do not use the hard plastic sliders as you will almost certainly scratch or gouge the floor. Also double check to see that there is no debris or other trash in the slider itself as this will also damage the floor. **ALWAYS CHECK THE FLOOR CONSTANTLY DURING THE MOVE!** Also keep in mind that if you do have heavy lawn furniture or steel legged chairs, just leave the slider underneath it after the move or get some additional ones for it, by distributing the weight it keeps it from flattening the sealer underneath the legs over time.



1/4" Masonite boards



Hard floor furniture sliders

### **The ounce of prevention - *continued***

A few more points to go over, if you have any object that will constantly roll over the same area on the floor we strongly recommend putting down an outdoor rug in the area or purchasing a hard floor chair matt. What happens is that any rolling object will get some dirt trapped underneath the wheels. If it constantly rolls back and forth over one spot, this dirt will get ground into the floor, eventually wearing through the sealer and into the actual floor itself, damaging it. **WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF IT IS CAUSED BY THIS TYPE OF WEAR.**

Next, no taping to the floor! Tape, even blue painter's tape has a very strong affinity to sealer, almost exactly the same as rubber mats. Obviously stronger versions such as duct tape, gorilla tape, or masking tapes are absolutely out of the question. Putting any of these down will almost certainly rip the sealer and even some of the color right off the floor. We've even seen tape pull off the top layer of concrete. Some people have used blue painter's tape for short periods of time, i.e., less than a day, and gotten away with it but we have seen people putting it down for a few hours and having trouble removing it afterwards. Just to be clear, **WE DO NOT COVER REPAIRS TO THE FLOOR UNDER OUR WARRANTY IF TAPE WAS PLACED ON THE FLOOR.** So please avoid the problem, if you are protecting the floor for painting, tape the paper or cardboard or Masonite to itself, never to the floor.

Last but not least, we occasionally hear from customers about "dark spots" that show up in the floor after a rain. Generally this only occurs when the floor is new (less than 3 months). We were stumped when we got a few calls about this, doubly so when by the time we got there these "spots" were completely gone. After talking with a few friends in the business we finally figured out what was happening.

Concrete by nature is porous, that's why we seal your floors, one to enhance the color of the stain, and two to protect them. However, the sealer we use is semi permeable, i.e., it stops the majority of water but not all of it. We use this type of sealer because, as previously explained, there is always moisture coming up through your slab. If this moisture hits an impermeable sealer (for example an epoxy) it can't get through it. What happens then is that this moisture starts to push on the sealer; a process called hydrostatic pressure, and eventually will pop it off. Semi permeable sealers like the ones we use, "breathe", allowing this moisture to go out. Of course, it also allows moisture to come in from above. It's not a lot, but it's enough to darken the concrete temporarily until it "breathes out" again, usually within a day or so. So please don't panic if you see some dark spots in your floor after the sprinklers go off or a rainstorm goes by, it will dry back to the same color within a day and after a few months it stops happening entirely.

Taking these simple precautions and using common sense will result in a floor that will last and remain beautiful for many years. If you have any questions regarding the maintenance of your floors, don't hesitate in contacting us.

## **Touchups**

Ok, so sometimes things happen, a stone gets dropped, some heavy lawn furniture got dragged, etc. Generally these small scratches, nicks, dings, and chips aren't serious but you can see them and you would like them to blend in better with the rest of the floor. Here are a couple of things you can do.

### ***Light scratching***

Often scratches are more obvious on a new, freshly sealed floor as it is shiny and shows everything. Frankly, if it is a light scratch, then the easiest thing to do is wait a few weeks as the scratch will gradually blend in with the rest of the floor as the shine mattes down. If the scratch is more pronounced, i.e., if you run your finger over it and can feel a ridge, then the only way to fix this will be to reseal the area. This is pretty simple for the average do it yourselfer; if you would like us to talk you through it, just drop us a line. Otherwise we can do it for a nominal charge

### ***Staining***

This is very rare as your floors are sealed and normally the only thing that will get through the sealer will be industrial solvents, gasoline, or strong household chemicals. Normally any stains are on the sealer coat, try using the neutral base cleaners we mentioned before. If this doesn't work then it may be that the sealer coat itself has been damaged and will need to be stripped and reapplied.

### ***Chips and dings***

This can happen, dropping something heavy or pointed on the floor can chip out a small piece, more so if it was an overlay than if it is the original concrete. The easiest way to fix it is to pick up a stain marker at Home Depot or Lowes that has a similar color to your floor and apply it to blend it with the rest of the floor. Generally can't see the touchups as it just looks like another random effect on your decorative concrete floor. If the chip is large, i.e., bigger than a quarter, then contact us and we can apply a patch to help blend it in a little better.

