



RUNYON
SURFACE PREP
RENTAL & SUPPLY

Polished Concrete Maintenance Guide



A step-by-step guide for how to properly maintain your gorgeous polished concrete floor, to ensure it lasts a lifetime.

Contents

- 3** The Benefits of Polished Concrete
- 4** Why Polished Concrete Maintenance Important
- 5** Proper Maintenance Approach: Restore
- 6** Proper Maintenance Approach: Protect
- 7** Proper Maintenance Approach: Maintain
- 8** Polished Concrete Maintenance Basics
- 9** In Summary



The Benefits of Polished Concrete



Ecologically Efficient

The structural slab is used as the finish so no other materials are harvested to cover it



Reflectivity

The reflective surface brightens the facility and reduces the need for artificial lighting



Cost Effective

The durability of polished concrete combined with its enduring life cycle make it one of the most cost effective flooring solutions available



Non-Pollutant

Polished concrete installation releases no Volatile Organic Compounds (VOCs), therefore the floor does not emit airborne contaminants



Low Maintenance

Polished concrete is easy-to-clean and doesn't require stripping and waxing like previous retail floor systems



Versatility

Polished concrete can be designed in any color, sheen, or aggregate exposure to work with any decor



Highly Durable

True polished concrete doesn't rip or scuff because there is no topical coating on the surface and it holds up to high traffic and abuse



Allergen Free

Polished concrete harbors no dust-mites, dander or mold

Easy-to-clean, highly durable concrete makes a fantastic flooring choice for industrial sites, commercial spaces and retail facilities due to its versatile decorative look and cost-effective life cycle.

**benefits courtesy of Ameripolish Inc. | www.ameripolish.com | 800.592.9320*



Why Maintenance is Important

T

here is a common misconception that polished concrete means no maintenance, when in reality keeping up a polished floor simply requires low maintenance. Steps must be taken to ensure a completed floor maintains its finished look. This guide will outline common problems for polished concrete floor owners and how to remedy them with the safest, most cost-effective solutions.

Obviously your polished floor was an investment, so protecting it is of utmost importance. That said, polished concrete flooring requires regular cleaning, stain remediation and periodic deep cleaning, just like any flooring surface. With the proper equipment, chemicals, pads, etc. you can ensure not only a long-term floor, but a lifetime floor.

All this in mind, we've developed a 3-prong plan for proper polished concrete maintenance...

- Restore: remediating any stains and spill clean-up
- Protect: protect the surface from further stains, salt, etches, etc.
- Maintain: daily and periodic cleaning of your floor

Proper Maintenance Approach

Restore.

Anything that drops and is left on a polished surface may penetrate or stain. Stain protectors remedy this. If a liquid sits, it may also etch the surface, especially if the liquid is citric, acidic or caustic.

This is where restoration comes into play. Concrete is easy to restore by using diamond impregnated pads and specially formulated cleaners. There are a number of products on the market to aid in this step.

Diamond impregnated pads can be used to remove scratches and stains and leave a clean surface. They vary in grit sizes, so the condition of the floor determines which pad is used. For instance, coarse and medium grits are more aggressive, so they can lighten the floor and may remove dyes.

Cleaners formulated to rejuvenate, on the other hand, remove dirt and return floors to a shiny finish. They also help retain color and prevent damage by working with stain protectors.

Stain & Spill Clean-Up

- **Acidic Food** e.g. cola, milk, pickles, mustard, etc:
Immediately clean with fresh water or concrete cleaner e.g. Prosoco DailyKlean. Acids will etch if not removed quickly.
- **Adhesives:**
Remove tape with a razor blade - be careful not to scratch the surface. Use Prosoco Wax & Cure Remover or acetone to remove the residue.
- **Alkaline Stains** e.g. laundry soap, ammonia, etc:
Clean with concrete cleaner e.g. Prosoco DailyKlean while still fresh to minimize most stains. Refresh the gloss with a guard e.g. Prosoco LSGuard.
- **Candy:**
Remove from the floor. Clean sticky residue with concrete cleaner e.g. Prosoco DailyKlean.
- **Chocolate:**
Dilute Prosoco Cleaner/Degreaser 1:10 with light scrubbing to get rid of most stains.
- **De-Icing Salts:**
Autoscrub with concrete cleaner e.g. DailyKlean to remove the residue.
- **Grease, Oil, Brake Fluid, etc:**
Clean with Prosoco Cleaner/Degreaser diluted 1:10 while still fresh to help prevent most stains. Pull out set-in stains with Prosoco Oil & Grease Stain Remover. Deepset stains may take more than one application.
- **Gum:**
Remove quickly for best results. Scrape what you can off the surface. Remove residue with Prosoco Wax & Cure Remover.
- **Heel Marks:**
Remove by rubbing with concrete cleaner e.g. DailyKlean.
- **Mildew:**
Remove with Prosoco EnviroKlean ReVive - ideal for biological staining.
- **Tire Marks:**
Scrub with Prosoco Cleaner/Degreaser to remove most tire marks.
- **Water Spots:**
Burnishing gets rid of most water spots quickly. If needed, dilute LSGuard 1:1 with water and lightly mist the surface before burnishing to refresh the gloss.

**tips courtesy of Prosoco Inc. | www.prosoco.com | 800.255.4255*

Proper Maintenance Approach

Protect.

The final step in the polishing process involves laying down some sort of protection. When you remediate stains or spills you typically remove any topical stain protector or guard product, so it will need to be re-applied. However, even if you aren't remediating a stain, periodic reapplication is needed for polished floors with topical or semi-topical sealers/guards. These products sit on top of the floor surface and eventually wear off, so the frequency of reapplication depends on the type and amount of foot traffic over time.

This is why the final step in the floor maintenance process is vital. Stain protectors, guards and sealers, are effective and crucial for the final polishing step. Depending on the brand, there are different features and benefits, but as a whole, these products deliver exceptional shine, improve surface performance and resist the effects of traffic wear and weathering. In addition, they are formulated to protect polished, dyed concrete from oil and water-based stains as well as acidic etching agents. You want to burnish with a high grit polishing pad after reapplying the sealer or guard to enhance gloss.

However, for industrial floors instead of a topical stain protector, penetrating stain protectors may be more ideal. These offer better protection and liquid repellancy. Keep in mind, this penetrating stain protector is not a coating - stains and liquids still must be removed. Don't leave them after spillage, or semipermanent damage may result. The only reason you would burnish this material is if you overapply and have to remove a leftover haze or film, and in this case, a diamond impregnated pad in conjunction with a burnisher is recommended.

There are several types of polished concrete sealers. Penetrating sealers are made out of a variety of silicones that penetrate deep within the surface, providing protection from spills, grime, dirt and water. Semi-Penetrating sealers improve surface sheen while also providing stain resistance and water repellancy. Topical acrylic sealers form a protective film on the concrete surface, as well as providing a high glossy sheen.

Topical Sealers

Application: Spray or Roll

- Offer water repellancy
- Protective film on the surface
- Enhance color of the floor
- Durable chemical and abrasion resistance
- Wearable - needs reappplied periodically, depending on traffic
- Glossy finish
- Ideal for retail spaces or commercial facilities - where an asthetically appealing floor is required i.e. shiny

Semi-Penetrating Sealers

Application: Spray & Microfiber

- Water resistant barrier to staining and etching
- Color enhancer and color protector for dyed floors
- Can provide densifier properties - hardening & dustproofing
- Not as wearable as topical sealers, but still needs reappplied depending on traffic level
- Provide semi gloss and sheen
- Ideal for floors that need both shine (aesthetics) and protection against water, chemicals, oil, spills, etc.

Penetrating Sealers

Application: Spray & Microfiber

- Shield against moisture penetration & deicing chemicals
- Provide invisible protection without changing surface appearance
- Breathable - allow moisture vapor to escape
- Not at all wearable because not topical
- Less frequent application
- Provide no additional gloss or sheen
- Ideal for industrial facilities - utility over aesthetics

Diamond Impregnated Pads

- Mechanically clean and maintain floors with different size diamonds, enhancing natural gloss and shine.
- Can be used to deep scrub or strip a floor prior to recoating.
- Can be used for stain and etch repair, light honing and floor preparation.

Proper Maintenance Approach

Maintain.

The final step in the maintenance process is precisely what the name suggests - maintaining, or protecting your investment. Polished and exposed concrete floors are inherently sustainable and very durable, eliminating the need for, and periodic replacement of, applied floor coverings. They are easily cleanable floors with low-impact maintenance requirements, and they eliminate waxing and stripping chemicals, imposing low life-cycle impacts on the environment.

As previously mentioned, though, the type and frequency of maintenance depends on the amount and type of traffic.

A common problem voiced by many people is that they don't know what is safe to use on polished floors. It is easy to assume standard cleaners are appropriate, when really they only succeed in etching the concrete.

Instead, we suggest using products that are void of citric, caustic or acidic components that will ruin the finish. The cleaner should be pH-neutral, and therefore safe for the floor, but be aware that some products are pH-neutral, yet still have one of these caustic components. Reading the label is incredibly important in this regard.

Since polished concrete is wearable, guard products should be reapplied periodically. Again, though, this is determined by the frequency of use and traffic. You will know this is essential once the shine diminishes, making it obvious. Also, if the floor is etched by a stain after the polishing process is complete, there are products that fix this more easily than starting back at the beginning with a grinder. Swing machines, scrubbers, buffers and polishers, for example, can each accomplish this in conjunction with the proper pad.

Routine Cleaning Tips

1. Clean up spills as fast as possible. Less time on the floor means less chance of stains.
2. Pick up large debris by hand.
3. Sweep or dust-mop entire floor (dirt left on the floor will abrade and dull the surface).
4. Auto-scrub entire floor.
 - a. Dilute the cleaners as recommended with clean water in an auto-scrubber with light head pressure.
 - b. Choose a soft cleaning pad based on pad manufacturer recommendations.
 - c. Auto-scrubbing with LSKlean, which contains lithium silicate, helps the pads clean the floor.
 - d. Use a mop for hard-to-reach areas or if you don't have an auto-scrubber.

QUICK TIPS



**tips courtesy of Prosoco Inc. | www.prosoco.com | 800.255.4255*



Etching occurs when acidic foods like pickle juice spill and aren't cleaned up immediately.

Polished Concrete Maintenance Basics

Recommended Floor Maintenance Schedule (minimum frequency)

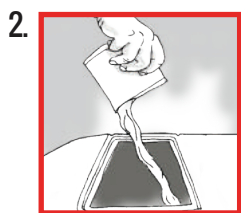
| | Immediately | Several Times Daily | Daily | Weekly | Annually |
|---------------------------|-------------|---------------------|-------|--------|----------|
| Spills & Stains | ✓ | | | | |
| Dust Mopping | | ✓ | | | |
| Mop/Auto Scrub w/ Water | | | ✓ | | |
| Mop/Auto Scrub w/ Cleaner | | | | ✓ | |
| Refresh | | | | | ✓ |

*photo credit: Prosoco Inc.

Daily Cleaning:



1. Dust, mop or sweep loose materials from the surface to be cleaned.



2. **OPTIONAL** Use PROSOCO DailyKlean either in the automatic scrubber or with a mop.

Spill Clean-Up:



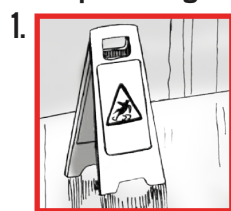
Spills should be cleaned up immediately using the appropriate PROSOCO Consolideck product.

Maintenance Scheduling

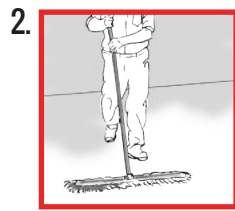
Just like your car - regular maintenance keeps it running right. For your Consolideck floor, cleaning, refreshing, revitalizing and evaluating should be done regularly. The frequency of maintenance depends on the appearance you want and the performance you demand.

If your brilliant, highly polished floor gets thousands of visitors daily, you'll need to clean, refresh and revitalize more often than the owner of a steel-troweled floor in a warehouse.

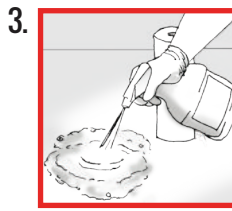
Deep Cleaning:



1. When cleaning floors, position "wet floor" signs around area to be cleaned.



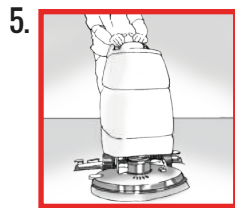
2. Sweep loose materials from the surface to be cleaned.



3. Pre-clean oil spots or other deep stains with the appropriate PROSOCO Consolideck product.



4. Fill automatic scrubber with water and add LSKlean Ultra 15 or 30.



5. Auto scrub with LSKlean Ultra 15 or 30 and appropriate white pads* or soft white nylon bristle maintenance brushes. Be sure to mop up excess cleaner and dissolved.

*Warning:

Please be advised of proper use of pad drivers. Pad drivers must be used with appropriate white pads and not alone. If used alone, it could significantly damage the floor.

*basics courtesy of Prosoco Inc. | www.prosoco.com | 800.255.4255

Exposed concrete is a beautiful, low-maintenance, long-lasting flooring option.

The problem - polished concrete losses its sheen and clarity in a given amount of time. This causes the floor to have a dingy appearance and doesn't have the light reflectivity it once had when originally polished.

Contributing to this, polished concrete floors get dirty. Dirt tracked in from outside needs to be swept up. If left on the floor, the tiny grains of dirt act like sandpaper to degrade the shine. In the sense that it needs periodic cleaning, a floor is no different from a dog, a kid, you, a gun, a car, your teeth or anything else.

Everything gets dirty.

Everything needs regular maintenance cleaning.

Polished concrete floors must be cleaned regularly to keep their appearance - whether they look like they need cleaning or not - to get up tiny amounts of dirt, dust, grease and other contaminants before they build up enough to degrade the floor's appearance.



800.896.8665

www.runyonsurfaceprep.com