

PROPER CARE & MAINTENANCE OF DECORATIVE SURFACING/OVERLAY SYSTEMS

Normal cleaning can be easily accomplished with a biodegradable household detergent in warm water. Apply, scrub, and rinse thoroughly to remove all residues. Indoor surface that do not have drains may be cleaned by mopping, use of carpet cleaning machine, steam cleaner, floor scrubber with light duty pad, a wet/dry vacuum, or other related cleaning equipment that will not damage the adjoining wall. Exterior surfaces may be hosed or low pressure washed (maximum pressure 1500 psi). Just as you routinely wash and wax your vehicles and have your carpets cleaned on a regular basis, your decorative surface requires cleaning attention as well to maintain its beauty.

Decorative surfaces are “stain resistant” not “stain proof”. The physical properties of sealer used will determine the degree of stain resistance. The sooner stains receive attention, the easier they are to remove. Stains can become set over time if they are allowed to penetrate/eat into the surface coating/sealers.

Residue such as tree sap or road tar may be spot cleaned with either “Goo Gone” or “Dissolves-it”, then rinse clean.

Tire marks on driveways or garage floors can be removed with driveway cleaners or engine degreasers. Flush well.

Plastic or carpet/mats over your surface are not recommended. They hold in moisture which contribute to a build-up of minerals contained in water (degree depends on the alkalinity, PH factor, Calcium hardness of the water). The residue from these minerals can be next-to-impossible to remove. Products such as “Lime Away” may remove the deposits to some degree; however, whitish residue may still remain.

Sealers used on exterior decorative surfacing systems are highly “UV resistant” but not “UV proof”. The amount actual UV resistance will depend on the solid content of the sealer applied. Sunlight will affect the shine of a surface over time. Slowly diminishing. Shady areas may remain shiny for a longer period of time. When placing doormats and flower containers, remember they should not stay in one place permanently. Do not place plastic items such as children’s plastic pools on your decorative surface, as these trap moisture and cause discoloration. Flowerpots can be elevated in the rolling saucers to deter discoloration from mineral deposits, water/moisture entrapment beneath them, and damage/discoloration as a result of some types of plant fertilizers.

“Efflorescence” salts are whitish deposit that sometimes appears on decorative surfacing systems. It is typically most obvious in the winter months, but does occur throughout the year following heavy rains, frequent use of sprinkler systems or drops in temperature. These deposits are caused by: salts present in the masonry, moisture present in the masonry, pressure to move the salts to the surface by evaporation or hydrostatic forces.

In some cases, the deposit will disappear with normal weathering, by brushing with stiff bristle broom then flushing with water, or it may be necessary to use Trisodium Phosphate. Phosphate (TSP) can be purchased from paint department in any hardware store and is quite economical. Mix one (lb) TSP with 5 gallons of warm water (or pro-rate down), scrub with a stiff broom, then rinse thoroughly. If the above methods are unsatisfactory, then test on an inconspicuous area a 5% muriatic acid solution, only acid wash a four square foot area at a time, let set for five minutes and then scour with a stiff bristle brush, flushing immediately. If you plan to reseat the area after doing so (using the muriatic acid solution) we suggest you neutralize the acid with a 10% ammonia solution (if there is a 30-day lapse before recoating the neutralization is not needed). Calcium carbonate efflorescence is tougher to remove. It is suggested you remove this type of salt with pressure washing.

Make sure all furniture has protective caps on the legs. Decorative surfaces are durable: however, care should be taken to protect them from damage.

Sealers used in aquatic or swimming pool areas are “highly chemical resistant”, but again “chemical damage proof”, care should be taken to rinse any pool treatment chemicals which are in concentrated form as soon as possible to deter surface damage/discoloration. Treated swimming pool water itself will not harm the surface so long as they have been diluted at the proper ratios.

All cleaning solutions must be rinsed thoroughly from decorative systems. Special care “must” be taken to properly meter all concentrated cleaning solutions, especially those that have a “orange citrus base”. Janitorial supply houses promote “orange citrus” cleaners as “all natural, non-toxic, and environmentally safe”, however, they are less a “natural form of acid”. After use of cleaning solutions, especially true of “orange citrus” based ones they “must” be thoroughly rinsed to remove the cleaning material residue, failure to do so will result in surface etching, discoloration, and break down over time.

Certain deicing materials can contribute to moderate deterioration of sealers over time (depending on their type/formation), such as magnesium chloride. The use of any deicer containing ammonium nitrate and/or ammonium sulfate within a winter maintenance program should be strictly prohibited.

“Never” attempt to remove foreign matter on your surface with harsh chemicals such as Xylene, Xylo, Metholene Chloride, Methol Glycol Ether, MEK, Acetone, Mineral Spirits or any other solvent material.

Take care to protect your decorative surface from concentrated fertilizers, which may discolor your surface if not rinsed away upon contact. Reseal your decorative surface as per the recommendations of the applicator as part of your regular care and maintenance program. Most decorative surfaces should be sealed on a 1-2 year cycle, keeping a fresh coat of sealer will keep colors vibrant, and extend the life of your concrete surface.