



## **PROPER CARE & MAINTENANCE OF DECORATIVE SURFACING/OVERLY SYSTEM**

Normal cleaning can be easily accomplished with a biodegradable household detergent in warm water. Apply, scrub, rinse thoroughly to remove all residue. 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 vac, 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 rinsed clean.

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

Sealers used on exterior decorative surfacing systems are “UV proof.” 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 door mats and flower containers, remember, they should stay in one place permanently. Flower pots can be elevated in the rolling saucers to help deter discoloration from mineral deposits, water/moisture entrapment beneath them, and damage/discoloration as a result of some types of plant fertilizers.

Sealers used in aquatic or swimming pool areas are “highly chemical resistant,” but again

not “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 surfacing systems. 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.” 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. Calcium chloride and sodium chloride typically have no effect on the concrete itself. 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 solvenated material.

Take care to protect your decorative surface from concentrated fertilizer’s 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 3 year cycle, keeping a fresh coat of sealer will keep colors vibrant, and extend the life of your concrete surface.