



FLOOR CARE GUIDE





CONGRATULATIONS!

Congratulations on the installation of your new polished concrete floor!

While polished concrete is a low maintenance flooring system, it is not a maintenance free floor if you want to keep it looking beautiful. Though extremely durable, everyday traffic and spills can deteriorate the sheen if the floor is not properly maintained. Stringent cleaning products and abrasive brushes can also dull the shine of a polished concrete floor quickly. Choosing products that are specifically designed for polished concrete floors will ensure the maximum life for the surface.

How long the floor lasts before eventual re-polishing is directly affected by how well your Polished Concrete Maintenance Plan is established and followed.

The following is the proven program designed to maximize the appearance and extend the life of your polished floor. This system is based on our years of dry concrete polishing and monitoring various methods used to prolong the life of your polished surface.

CAUSES OF SHINE DETERIORATION

The largest contributors to premature shine deterioration are:

- **Using the Wrong Cleaners:** (Chemical Abrasion) Products designed for VCT, linoleum, and sealed concrete may be too stringent for polished concrete surfaces, and could etch the shine. Cleaning products designed specifically for polished concrete floors, such as those available from CPS (www.go2cps.com), are neutral on the pH scale. It is important to note that on the pH scale, neutral ranges between 7 and 8.5. A number 6 is 10 times more acidic and a number 5 is 100 times more acidic.
- **Abrasion:** Constant foot traffic, forklifts, pallet jacks, and shopping carts are relentlessly picking up foreign soils and redistributing these soils throughout your floor, leading to “scuffing” and sheen deterioration. Additionally, stiff bristle brushes designed for VCT and aggressive scrubbing will compound this deterioration and cause a loss of shine.
- **Neglect:** Dirt and debris will quickly abrade the surface of a polished concrete floor, causing a dulling effect and harming your investment. Routine use of a pH neutral soap which contains surfactants to suspend and remove the particulates is necessary to protect the surface. With the exception of specialized water-ionizing equipment, cleaning with water only will capture a minimal amount of dirt but will leave most of it on the floor and is another form of neglect.

POLISHED CONCRETE CARE PLAN

DAILY CLEANING CARE _____

- Remove spills immediately with a mop, using degreaser if needed for any oily residues.
- For high traffic areas or heavy soiled areas, an autoscrubber should be ran daily with a CPS Soft Poly Brush and a ph neutral cleaning agent, such as CPS's PC Soap Plus.
- For foot traffic and light use areas (pedestrian traffic areas), dirt should be removed by dust mopping, preferably using a gritless Sweeping Compound (we recommend CPS's specially formulated Sweeping Compound which contains emollients to increase the shine level as well as a cleaning compound to remove surface dirt and other foreign soils).

WEEKLY CARE _____

- Run an autoscrubber as needed weekly using PC Soap or PC Soap Plus and Soft Poly brushes. PC Soap contains a complex blend of 3 detergents for easy removal of soils from polished surfaces. PC Soap Plus is a much more powerful soap with 5 detergents, increasing the range of soils that can be effectively removed, including calcium and other water minerals. For light soils use 3 oz. per gallon of water, and for heavier soils, use 4 - 5 oz. per gallon of water.
- It is important to run your scrubber at a moderate (or medium) speed at 1/2 gallon liquid dispersment per minute (or 1/2 way on your dispersment dial). If you wish to increase your scrubber speed, it will be necessary to also increase the dispersment ratio accordingly (i.e. full speed = full dispersment).
- An Anti-Slip additive, like Nu-Safe, will increase slip resistance and can be used as often as weekly. This product is added to the PC Soap or PC Soap Plus Solution in measured amounts as specified by the manufactures' recommendation and used in the automatic scrubber like normal.

MONTHLY CARE or AS NEEDED _____

- Degrease floors monthly, or as needed when spills occur, using a solvent system designed for polished concrete. CPS's PC Degreaser is a dual solvent system that contains natural citrus solvents and a glycol ether system to penetrate and break apart stains that the PC Soaps may not remove. This product can be applied to the floor when used in a scrubber or with a mop at a 2-3 oz or 5-6 oz per gallon of water ratio depending on the intensity of the stain to be cleaned.

QUARTERLY CARE or AS NEEDED _____

- Quarterly or as needed in lower traffic areas, rejuvenate the sheen of the polished concrete floor using a high speed burnisher with a 3000 grit CPS SpinFlex Diamond Pad to rejuvenate the sheen level of the polished concrete.

TROUBLE SHOOTING STAINS

STAIN	DESCRIPTION	SOLUTION
Acidic Food/Beverage	Coffee, juice, soda, vinegar, tomato, citrus	Wipe up the stain as quickly as possible and follow-up using a pH neutral cleaner. If etching resulted, use a diamond impregnated pad and burnish where necessary.
Alkaline Spill/Chemicals	Ammonia, bleach, lime	Remove the spill by cleaning with a pH neutral soap. If etching resulted, use a diamond impregnated pad and burnish where necessary.
Sticky residues, gum	Adhesives, sugars	Scrape any material using a razor, being careful not to scratch the surface. If needed use a solvent suitable for concrete but be sure not to leave the product on the surface for any length of time
Oils	Brake fluid, grease, kitchen oils	Remove as much of the spill as possible, then use a degreasing cleaner suitable for polished concrete.
Water Spill		Wipe up or mop the area as soon as possible and buff with a burnisher or by hand if etching has resulted.

FREQUENTLY ASKED QUESTIONS

Q I had my floor polished by another company and the floor has already lost its shine. What do I do?

A Refer to our Causes of Shine Deterioration to determine what is causing the loss in shine. Depending on the abuse of the floor, and the amount of traffic, it may be possible to use a diamond impregnated pad, such as a CPS SpinFlex Pad, with your autoscrubber to revitalize the shine. Another option is to have a repolish completed, which can be done by Perfect Polish at a fraction of the initial cost. We would then work with you and your maintenance team to implement an after care program to keep the floor looking its best.

Q What cleaning products should I avoid on my polished concrete?

A Never use vinegar, citrus, pine-sol, ammonia, bleach, acidic nor alkaline cleaners on polished concrete. Using cleaning tools such as Swiffer Wet Jets are also not recommended.

Q We had a spill on the floor, and now there is a white blotch that won't come up. How do I fix it?

A The white stain is likely a spot where the polished concrete has been etched and will need to be mechanically addressed to remove the blotch. Use a burnisher along with a CPS SpinFlex Pad to correct the area.

PERFECT CARE PLAN FOR POLISHED CONCRETE

Perfect Polish now offers a maintenance program for polished concrete. Once a quarter you can have a trained polished concrete craftsmen on-site to analyze the needs of your floor and handle repairs such as joint repair, filling pop-outs and patches, re-sealing high traffic areas or high spill zones. Contact us to learn if this program is right for your floors.

OUR MAINTENANCE SERVICES INCLUDE:

- Quarterly inspection and floor performance testing
- Quarterly slip resistance testing
- Quarterly gloss maintenance
- Remedial cleaning and stain removal
- As needed reapplication of sealer and stain guards
- Training for inhouse maintenance staff
- The Perfect Care Guarantee

In addition to ensuring your floors remain their aesthetic appeal your clients expect when they walk into your facility, we will also implement a training program to work one on one with your cleaning staff to make sure they are trained properly on the daily care of your floors.



PERFECT CARE GUARANTEE

Your polished concrete floor will meet or exceed our testing standards for the gloss, slip, water resistance, and dust-proofing for the duration of your Perfect Care Plan. We guarantee it.

Perfect Polish promises that your floors will never experience shine degradation and quarterly gloss testing will result in consistent gloss readings within 20% of the gloss level reading of the original installation.



QUARTERLY
SLIP TESTING



GUARANTEED
GLOSS



CONSISTENT
MAINTENANCE

877.91
SHINE

