

Floor Care Guide

Polished Concrete



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Post-Installation Care for Polished Concrete

How long polished concrete finishes last before repolishing is needed is directly affected by how well you establish and follow a Polished Concrete Maintenance Plan.

Incorrect and inconsistent maintenance, and using incorrect products directly contribute to polish deterioration.

What can cause premature polish deterioration?

Abrasion Due to Dirt and Debris	Using Soap-based, Acidic, or Citrus Cleaner	Neglecting to Clean Spills & Stains Quickly
Especially important in heavy-use environments, dirt and grit will embed or scratch a concrete floor if allowed to remain.. Use a shop-vac or similar with a soft brush attachment to avoid causing scratches. Vacuum the areas where dirt and debris settle regularly to avoid damage. Dust mops can also be used to capture dirt gently.	Soap-based cleaners, as well as acidic or citrus cleaners should not be used on concrete or epoxy floors. Soap leaves a hazy build-up over time, while citrus, acidic cleaner, and vinegar will break down the finish of the floor. . A mop, warm water, or an autoscrubber with soft brushes and only water are sufficient to clean polished concrete..	Oils, anti-freeze, hydraulic fluids, and other spills can etch and stain the flooring when left for too long. Clean spills and stains immediately for best results & to avoid unsightly blemishes. Vacuum spills immediately and mop with warm water, or use a few autoscrubber passes with warm water to avoid damage.

How does deterioration occur?		
Use-based abrasion: Constant foot traffic, forklifts, and carts pick up foreign soil and debris and redistribute them through the floor, leading to scuffing, and shine deterioration. Stiff bristle brushes are also a big reason for abrasion. These brushes are more suited to use on VCT.	Using the wrong cleaners: Products designed for VCT, linoleum and other flooring are too stringent for polished concrete and could cause damage. Use recommended pH-neutral floor cleansers only.	Inconsistent Maintenance: Consistency in maintenance practices is key to maintaining your floor's surface. Not establishing and utilizing a maintenance plan is one of the quickest ways for polish to deteriorate. Be sure to educate staff responsible for upkeep in proper maintenance procedures.

Polished Concrete Care Plan

Polished concrete is a low-maintenance flooring system, but it's not without maintenance needs. To maintain the optimal finish of completed polished concrete floors, care must be taken to follow proper procedures and avoid cleaners, chemicals, and equipment that will cause damage to finished floors. These recommendations are not exhaustive, however. For answers to any questions, or specific maintenance procedures for your facility, contact us by calling 877.917.4463.

Daily Maintenance Procedures

- Remove spills immediately with soft mop and water, using pH-neutral cleaner if needed.
- For high traffic areas, use an autoscrubber daily with a **SOFT BRUSH only**, and pH-neutral cleaner diluted to manufacturer's instructions if needed.
- For lighter use environments, dust mop or vacuum to remove dirt and debris. Utilizing a sweeping compound formulated for concrete is another option for removing dirt and maintaining floor shine.

Weekly Maintenance Procedures

- Run an autoscrubber weekly, or as needed using soft brushes
- If needed, use an approved pH-neutral soap formulated for polished concrete.
- Dilute the soap according to manufacturers instructions
- Run the scrubber at a moderate speed with moderate liquid dispersion, adjusting each as needed. For instance, to run at a high speed, increase your dispersion to 100%.

Monthly Maintenance Procedures

- Clean any extensive or intense spills immediately, and monthly, run an autoscrubber with an approved pH-neutral soap at the dilution recommended for heavy stains.
- Do not use any stringent cleaners, or cleaners designed for VCT, ceramic tile, or other floor systems. Only use polished concrete approved cleaners, and do not use stiff brushes. Soft brushes and maintenance pads should be the only brushes or pads used. Anything else will remove the shine from the floor.

Quarterly Maintenance Procedures

- Rejuvenate areas of shine loss and deterioration by using a high-speed burnisher with a diamond-impregnated pad
- Perfect Polish recommends a 3000-grit or higher diamond impregnated pad for best results
- This should be performed as-needed in low-traffic areas, and at least quarterly in high-traffic areas.

Troubleshooting Stains

Stains are one of the main culprits responsible for deterioration of polished concrete flooring. While properly densified and sealed concrete is stain-resistant and dust-resistant, chemicals, oils, and other staining liquids can cause difficult to remove stains to remain in the slab, and can etch the surface. These issues can be costly, and sometimes impossible to remove damages to the finished polished surface.

Acidic Foods & Beverages	Coffee, juice, soda, tomato, citrus, vinegar-based products	Wipe up stains as quickly as possible, following up with a pH neutral cleaner if needed. If etching results, use a diamond impregnated pad with a high-speed burnisher where necessary.
Alkaline Spills & Chemicals	Ammonia, bleach, lime	Remove the spill by cleaning with a pH-neutral soap. If etching resulted from the spill, use a diamond-impregnated pad under a high-speed burnisher to restore the areas affected.
Sticky Residues	Adhesives, sugar, syrup-base chewing gum	Scrape any stuck-on material using a razorblade and 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 floor 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 to remove any latent oils. Do not use a stringent solvent to clean concrete. It will damage the surface & finish.
Water Spills		Wipe up or mop the area as soon as possible. Buff with a burnisher if needed, or if etching results from sitting water.

Frequently Asked Questions

Why is the surface already losing its shine?

Refer to the causes of floor deterioration on page 1 to determine if any of those conditions apply. Depending on the surface's condition, you may be able to improve shine by using a diamond-impregnated pad (high-grit) under a high-speed burnisher. Perfect Polish can also consult on low-price repolishing work, if needed.

Be sure to determine how well your maintenance crew is completing their cleanup of polished surfaces. Poor consistency in maintenance, as well as a lack of training, can cause major deterioration of the surface.

What cleaning products should I avoid?

Do not use any cleaners containing stringents or solvents, vinegar, ammonia, bleach, acidic or alkaline components. These will strip the concrete. Contact a concrete polishing manufacturer for information on ordering gentle soaps for polished concrete.

Maintenance Posters

Provide your maintenance and cleaning crews with the proper steps to maintaining the surface with a maintenance poster & effective training. Emphasize the importance of consistent, correct maintenance for optimal results. For printt-friendly format, call us at 877.917.4463

Daily Maintenance For Polished Concrete

Supplies Needed

- | | |
|---|--|
| <input type="checkbox"/> Gloves | <input type="checkbox"/> Mop & Bucket |
| <input type="checkbox"/> Eye Protection | <input type="checkbox"/> Automatic Scrubber |
| <input type="checkbox"/> Caution Sign | <input type="checkbox"/> Maintenance Pads |
| <input type="checkbox"/> Broom & Dust Pan | <input type="checkbox"/> Polished Concrete Safe Soap |
| <input type="checkbox"/> Dust Mop | |



Step 1: Spot Sweep



Using a broom and dustpan, spot sweep areas that autoscrubber cannot reach & any areas with excess dirt or dust into aisleways.



Step 2: Dust Mop



Dust mop entire floor.



Step 3: Fill Autoscrubber



Fill autoscrubber with water. Follow manufacturer instructions for adding soap.

Step 4: Attach Red Pads



Attach maintenance pads to drivers on autoscrubber. Set out "Caution" signs before beginning autoscrubbing.



Step 5: Autoscrub



Run autoscrubber at dispersion and speed recommended by manufacturer.



Step 5: Let Floor Dry



Allow surface to dry completely before foot traffic is allowed.

**Contact
Perfect Polish
for all of your
concrete
flooring,
repair, and
maintenance
needs.**



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