



## TERRACOTTA

# CLEANING, SEALING & MAINTENANCE GUIDE

### Pre Seal for moisture sensitive stone

Terracotta can be extremely porous and may benefit from a pre sealing. Spirit Pre Seal will act as a compliment to your final seal, giving added repellence. The bonus of acting as a grout release makes grouting much easier, provides a higher level grout joint, and a better finish overall.

### Pre Sealing

The tiles can be dip sealed, sprayed, or a lambswool applicator can be used after which the stone can be stacked to dry. Only 1 coat or treatment is necessary, and the **Spirit Pre Seal** has a 24hr cure time.

**Important:** Do not stack the drying stone against each other with no air flow, stack them so they can breathe, and remove any excess Pre Seal within 5 – 10 minutes.

### Using Pre Seal as a grout release

Prior to grouting you can apply a coat of **Spirit Pre Seal** to the face of your already laid stone. The following day you can grout your stone with ease.

### Initial cleaning/grout haze removal

Once the tiles have been laid, grouted and washed, a grout residue/haze may be left. It is recommended to wait for 3-4 days for the grout to harden sufficiently before attempting to remove the grout haze in preparation for sealing.

It is advised to keep the floor protected during this timeframe if work is still being done by other trades, as they may need to walk over the floor to do their jobs.

What you will need – (**Spirit Phosphoric Acid**, **Spirit Neutral Cleaner**, **Spirit Doodlebug**, bucket, broom, mop)

1. Sweep and or vacuum the floor to remove any loose debris.
2. In the bucket, dilute 10 parts **Spirit Phosphoric Acid** to 1 part clean water and apply to the area that needs cleaning. Use the broom to evenly distribute the solution over the area.
3. Allow the solution to sit for 2-3 mins. If you notice that the solution is drying, add more cleaner to keep it wet. Only clean in sections that you can handle.
4. Now scrub the floor with the soft or medium grade **Spirit Doodlebug** (scouring pad.) The multi-directional head attaches easily to the broom handle for easy cleaning.
5. Remove the solution with a dense mop and rinse the floor with **Spirit Neutral Cleaner** at a dilution of 20 parts **Spirit Neutral Cleaner** to 1 part clean water. If you have access to a wet/dry vacuum it is the ideal way to remove the dirty water.
6. If necessary, rinse the floor with clean water and allow it to dry completely before sealing.

## **Sealing**

Once the stone is clean and dry, final sealing can begin. It is recommended that a breathable penetrating sealer is used. The best choice is either **Spirit Premium Seal** or **Spirit Waterbased Premium Seal**.

What you will need – (Sealer, **Spirit Lambswool Applicator**, clean white rags, gloves, respirator and solvent suitable tray (for solvent based sealer only)

2 coats are required, allowing approximately 1 hour in between coats. Follow the directions on the can or bottle very closely.

**Please note:** Penetrating sealers will not prevent surface etching or scuffing.

## **Maintenance**

The stone can be washed regularly using **Spirit Neutral Cleaner**. If need be, the stone can be cleaned periodically (every 9-12 months) depending on traffic and wear with **Spirit HDC**.

## **RE-SEALING**

Weather conditions, harsh cleaning methods using high-alkaline, acid or solvent-based cleaners will affect the long term performance of the sealer. Following the appropriate **Spirit Guide** relating to your substrate will ensure the very best protection.

The longevity of your sealer is greatly dependant on the following...

### **1. Using a premium quality sealer.**

Both Spirit Premium Seal and Spirit Waterbased Premium Seal are premium quality sealers.

### **2. Proper application of the sealer. This includes the cleaning process prior to sealing.**

Sealing a floor that hasn't properly dried, sealing when it's too hot or cold, not mopping up excess sealer and not applying enough sealer are a few of the mistakes made.

### **3. Where the area is? Is it a high traffic area?**

A simple example of this would be a front patio area. The doorway area will suffer under high traffic as opposed to behind the door which sees almost none.

### **4. How the floor is maintained?**

Cleaning regularly with the wrong types of cleaners will break down the sealer prematurely and they are also likely to damage your stone. The cleaners in this guide have been formulated especially for the stone and tile industry.

**This is a general guide for Terracotta, Spirit Sealers & Cleaners always recommend to test first when cleaning or sealing any surface. For more information contact [sales@spiritsealers.com](mailto:sales@spiritsealers.com)**

