

## TERRAZZO CLEANING, SEALING & MAINTENANCE GUIDE

### Pre Seal for moisture sensitive stone only

**(Your stone may or may not need to be pre-sealed. See below...)**

It is recommended in some circumstances to pre seal when moisture sensitive stone is used in the following environments such as: shower bases, around swimming pools, when using dark grout on light coloured stone, or if the stone has a higher than usual porosity level. In these types of installations we recommend the face and sides are pre sealed and in some circumstances all six sides of the stone can be pre sealed with **Spirit Pre Seal**. There are a number of methods that can be used to apply the pre seal e.g. dipping, spraying, and lambswool applicator. Please follow the product instructions carefully.

**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.

### 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.

Normally an acid based cleaner would be used to remove the grout haze, however the terrazzo can be damaged if it comes into contact with acids. For this reason, the tiler needs to be very thorough when washing the grout off the face of the terrazzo. Follow these steps...

What you will need – (**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 20 parts clean water to 1 part **Spirit Neutral Cleaner** 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 clean water. If you have access to a wet/dry vacuum it is the ideal way to remove the dirty water.

**DO NOT** use any acid based cleaners on this stone. If the grout haze has been left for too long, a light dilution of **Spirit HDC** may be used, followed by a rinse with **Spirit Neutral Cleaner**.

## **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** (solvent-based) or **Spirit Waterbased Premium Seal**.

For highly honed or polished terrazzo **Spirit NPS** is the preferred option.

**Spirit Colour Enhancer Pro** can be used to provide a wet look.

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 cleaned 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.**

Spirit Sealers are all 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?**

Commercial areas that see more traffic and will need to be re-sealed more often.

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

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

**This is a general guide for terrazzo, 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)**