



TERRAZZO CLEANING, SEALING & MAINTENANCE GUIDE

PRE-SEALING

*When using terrazzo around saltwater pools, or in harsh salt water environments such as seaside residences we recommend using **Spirit Premium Consolidator**. Methods of application include spraying, brushing, microfibre applicator, and dip sealing for complete and total consolidation. Contact Spirit Sealers for more information on stone consolidation.

If **Spirit Premium Consolidator** is not used in the above environments, we recommend using **Spirit Pre Seal** as an alternative prior to laying to provide added water resistance, helping to keep salts from building within the stone.

Spirit Pre Seal is excellent for use as a grout release for hard to grout surfaces and pointing on walls.

In shower cubicles, around swimming pools, or when using dark coloured grout on light coloured terrazzo, we recommend at least the face and sides are pre-sealed. For total coverage, the terrazzo can be dip-sealed covering all six sides of the terrazzo with **Spirit Pre Seal**.

IMPORTANT! Do not stack the drying stone against each other with no air flow, stack them so they can breathe, and remove any excess sealer within 5 minutes.

Contact Spirit Sealers if you are unsure about pre-sealing.

INITIAL CLEANING/GROUT HAZE REMOVAL

*Normally acid-based cleaners are used for grout haze removal; however, your terrazzo will be etched if it comes into contact with acids. Follow these steps...

Once the terrazzo has 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 and or walls protected during this timeframe if work is still being done by other trades over or near your freshly laid stone.

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

1. Sweep and or vacuum the area to remove any loose debris.
2. In a bucket, dilute 20 parts clean water to 1 part **Spirit Neutral Cleaner** and apply to the area that needs cleaning. Use a 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 area with a **Spirit Doodlebug** (scouring pad set.) The multi-directional head can be attached to a broom handle for easy cleaning in hard-to-reach areas.
5. Remove the solution with a dense mop and rinse the area 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 terrazzo. If the grout haze is too heavy, or 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 terrazzo is clean and dry, final sealing can begin. It is recommended that a breathable penetrating sealer is used. Test first before use, preferably on a spare piece of tile.

- **Spirit Premium Seal** is the best choice. **Spirit NPS** and **Spirit Water Based Premium Seal** are also ideal. *If consolidation was done using **Spirit Premium Consolidator**, then only **Spirit Premium Seal** or **Spirit NPS** can be used for the final seal.
- For highly honed and polished finishes, **Spirit Premium Seal** and **Spirit NPS** are suitable.
- **Spirit Colour Enhancer Pro** can be used to bring out the natural colour in the stone.

What you will need – (Sealer, **Spirit Microfibre 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.

*Extra care must be taken to remove excess sealer when using **Spirit Colour Enhancer Pro**.

MAINTENANCE - The terrazzo can be cleaned regularly using **Spirit Neutral Cleaner**. If need be, the tiles can be cleaned periodically (every 6-12 months) depending on traffic and wear with **Spirit HDC** or **Spirit Bright As**.

RE-SEALING - **Please note:** Weather conditions, harsh cleaning methods using high-pressure cleaners, overuse of alkaline, acid or solvent-based cleaners will affect the long-term performance of any sealer, and may even damage the substrate. Following the appropriate **Spirit Guide** relating to your substrate will ensure the very best protection. The longevity of your sealer and the protection it provides is greatly dependant on the following 4 points...

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 sealed area is? Is it a high traffic area?

Commercial areas that see more traffic and are cleaned daily will need re-sealing before most domestic areas; however, in domestic situations like, outdoor areas, high traffic internal areas and shower cubicles, these areas will need to be re-sealed more often. If in doubt, contact Spirit Sealers.

4. How the floor is maintained?

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

This is a general guide for Terrazzo. Spirit Sealers always recommends to test first when cleaning or sealing any surface. For more technical information contact sales@spiritsealers.com

