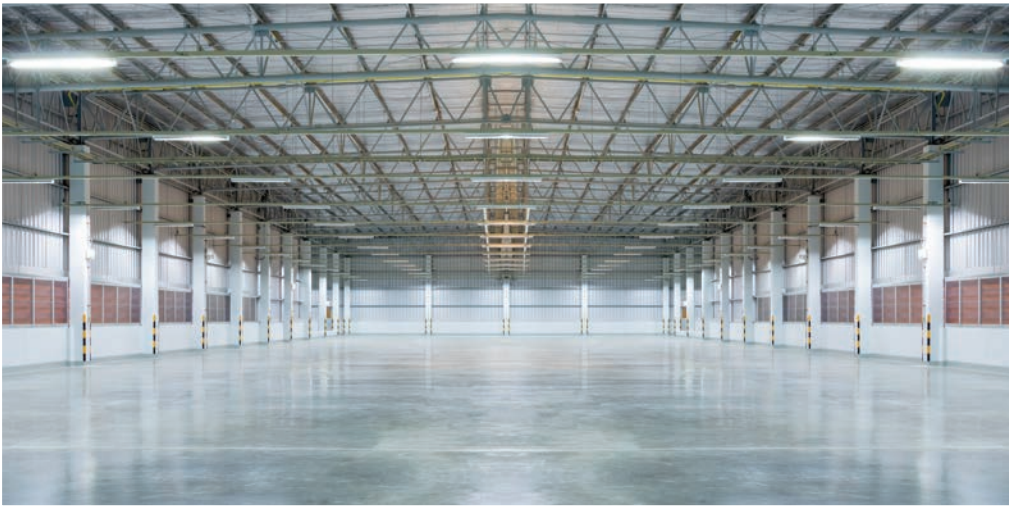
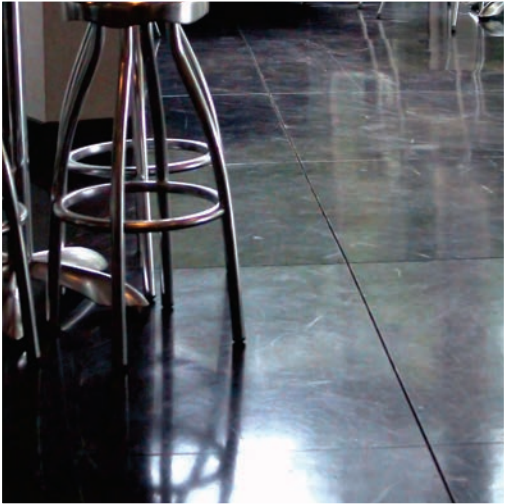


# Caring for your polished concrete floor



A proven maintenance plan.



# Caring for your polished concrete floor

## Performance & Maintenance

You would never buy an expensive sports car and expect it to perform for years without oil changes, tire rotation and recommended maintenance. And, it's unlikely that you would wash it with sandpaper and acid. The same is true for your polished concrete floor. Periodic maintenance will keep your floor performing well and looking good for years.

While some claim that polished concrete is maintenance-free, that is simply not true. Polished concrete is *low-maintenance*, but it is not *no-maintenance*. By following a regularly scheduled floor-maintenance program, you'll discover that polished concrete floors are, by far, the most efficient, lowest cost, best performing floors available.

## Maintenance Essentials

- **Sweep exterior entrance areas:** One of the easiest ways to prevent contamination of your floor is to be sure that entrance areas are swept daily. Sweeping helps keep your floor clean and increases walkway safety.
- **Protect interior entryways:** Sand, gravel, road salt, deicers and other contaminants can damage any floor. Interior entryways require special attention, especially in the winter and any time outdoor conditions are wet. **To preserve your floor's finish, be sure that all interior entryways are cleaned of contaminants as needed.**
- **Walk-off mats:** Prevent abrasion and contaminants before they hit the floor. Walk-off mats, cleaned on a regular basis, should be used at all points of entry to the floor. Mats will help prevent abrasive and liquid contaminants from affecting the floor's surface. If you do not already use a service that provides and replaces mats on a periodic schedule, please consider enlisting their services.
- **Clean spills immediately:** Staining and etching can occur with some spills, especially acidic food products, oils, chemicals, and high-pH liquids. Always clean spills immediately with pH-neutral, non-reactive cleaning solutions. **Please contact The MJA Company for a list of recommended cleaning products.**
- **Stain removal: If your floor has an uncleanable stain from a spill, please contact The MJA Company immediately for advanced stain removal procedure.** In some cases, we may recommend professional stain removal with specialized equipment and stain removers.
- **Dry mop or auto-scrub your floor at recommended intervals:** The frequency of dry-mopping or auto-scrubbing will depend on the amount and type of traffic your floor receives. Pads used on auto-scrubber/buffing machines must be compatible with diamond-polished floors. **Please contact The MJA Company for a list of recommended buffing pads.**

## Periodic Conditioning

**Your floor can get better over time.**

Polished concrete, with proper, periodic conditioning, may be the only flooring that can actually become stronger and better looking as time goes on. It is possible, with proper care, that your floor's life will exceed its warranty. Polished concrete conditioners contain special additives that work with your floor to enhance strength and luster. (*continued...*)

# A proven maintenance plan

## No two floors are alike.

Since every floor's composition and use is unique, we recommend different conditioning methods and schedules that are tailored specifically to your facility. As part of our service, **The MJA Company will schedule a floor review within 90 days of polishing** and provide you with a specific conditioning schedule and instructions. In some cases, it may be more efficient to schedule regular conditioning by our floor technicians. Either way, we'll be with you every step of the way to keep your floor at peak performance.

## Recommended Maintenance Schedule

### Daily

- Sweep entrances.
- Clean walk-off mats.
- Inspect for stains and signs of abrasion.
- Light cleaning with micro-fiber dry mop or clean water mopping, depending on type and amount of traffic.

### Weekly

- Thorough dry mopping followed by...
- Hot or warm wet-mop with pH-neutral cleaning agent. (Available in concentrated formulas.)
- With proper cleaning agent, rinsing should not be required.

### Monthly

- Clean thoroughly with natural citrus and glycol-ether agent to allow oil-based contaminants to become soluble.
- Light burnishing with polishing pad to remove contaminants that may have penetrated the micro-pores of concrete floor surface.

## Floor Audits

### Important:

*Please contact us immediately if there are any changes in your floor's usage, otherwise we will remind you when it is time for your floor audits.*

### Performance Audits:

Depending on the type of use and traffic of your facility's floor, we strongly recommend periodic, comprehensive floor inspection with **The MJA Co.** to assess floor condition.

### "WACH" ANSI/NFSI Certified Walkway Safety Audit:

ANSI B101 Walkway Safety Audits reveal present and potential problems that can lead to dangerous and expensive slip-and-fall accidents. Our on-staff **ANSI/NFSI Walkway Auditor Certificate Holder** will furnish a full report and provide detailed actions you can take to help minimize risks.

### Notes:

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- Diamond Polished Concrete
- Epoxy Coatings
- Hardener / Densifier
- Concrete Dustproofing
- Crack Repair
- Control Joint & Saw Cut Filling
- Surface Repair
- Polishable Overlays
- Underlayments & Toppings
- Concrete Leveling
- Decorative Coloring
- Design Consultation
- Residential / Garages



**MEMBER: CONCRETE POLISHING ASSOCIATION OF AMERICA**



**On Staff:**  
**ANSI/NFSI WACH Walkway Auditor Certificate Holder**

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