Terrazzo Maintenance/Care Schedule

**How to clean and maintain your terrazzo floor.** Since concrete terrazzo is a finished product, it is essential to clean up spills promptly to avoid staining the surface or dulling the sheen.

 **Cleaning:** Dust, mop, or vacuum the area daily. When grit is pounded into the floor with foot traffic, it acts like an abrasive and can damage the floor. This is especially true for high-traffic areas such as airports, schools, and transportation centers. Daily dust mopping with a clean, non-oily dust mop is essential for most public buildings to remove dust particles and grit attached to the surface. Additionally, remove any wet spillage by damp mopping. To remove stubborn stains and scuff marks, brush and scrub the spots with your neutral cleaner diluted in warm water.

Use a neutral pH cleaning solution when cleaning terrazzo.Do not use all-purpose cleaners. All-purpose cleaners containing water-soluble inorganic or crystallizing salts, harmful alkali, or acids can damage terrazzo because of their pH. Also, avoid oil-based sweeping compounds, as they can permanently discolor your floor.

Neutral cleaners are designed to react only in solution with clean water, mixed according to the manufacturer's instructions. Ask your terrazzo installation contractor to recommend the proper neutral cleaner and sealers to be used on your floor and allow it, once applied, time to react as designed to loosen foreign matter.

Do not let the cleaning solution dry on the floor. While it’s suggested that you let the neutral cleaner settle for several minutes, don’t allow the solution to dry. It’s essential to keep the floor wet during the entire cleaning process so the dirt and cleaning residue don’t dry on the surface. Rinse the floor thoroughly with clean water or use a wet vacuum or squeegee to remove the dirty water. More than one rinse may be necessary to remove all the dirt. When it’s finally dry, buff the floor to restore shine.

**Re-sealing**: Seal your floors with a water-based sealer. According to the code, sealers should achieve a slip resistance coefficient of friction rating. When applying a sealer, mop on the floors and complete with one or more coats by the manufacturer’s instructions. Usually, a new floor requires two or more coats, which provide a good sheen for 45 to 60 days before needing additional coats. Underwriters Laboratories should classify sealers as slip-resistant with a minimum rating of 0.5 or higher. Property owners can follow up with a water-based finish for daily and weekly buffing if a high sheen is desired.