**Coating and Overlays: A Guide to Easy Maintenance**

Overlays are a tough and durable coating used in various applications such as garage floors, high-traffic hallways, and warehouses. Overlays and coatings maintain their high luster even with continuous traffic. They are generally easy to maintain if basic rules are followed. Here's how to care for your coatings and overlays:

1. **Keep the surfaces clean from dirt and grit**. To keep a finish in good condition, remove dirt and grit regularly. Use a shop vacuum with a soft brush attachment, and vacuum more frequently if there's a lot of dirt. Heavy objects should only be moved across a dust-free and grit-free surface to prevent scratches.

2. **Avoid using soap-based cleaners.** Soap-based floor cleaners leave a haze on the surface that builds up over time. Coatings and overlays do not need soap or warm water; a good mop or deck-scrubbing brush should suffice. If you need extra scrubbing power, use soft soap to help you deal with tougher spills.

3. **Spot Cleaning**. Sometimes, you only need to vacuum or sweep a small floor area where something has spilled or tracked in. Vacuum up the liquid that has been spilled along with any dirt and grime with a shop vac, and then clean the area with a mop and warm water. Concrete coatings and overlays can be highly water-resistant and easy to clean when liquid spills occur.

4. **Heavily soiled finishes**. Sweep and vacuum the entire area carefully to clean up the dirty finishes. Remove all items in the way to get to the area. Once you have removed all the surface dirt, grime, and grit, use a hard foam mop and warm/hot water to get rid of all the built-up dirt. Afterward, you can use a precise ammonia/water mix (2-3 ounces per gallon of hot water) for a second mopping.

5. **Stains.** Some stains, such as rust, must be lightly scrubbed with a kitchen scrubbing sponge, soft deck brush, and warm water. Avoid using steel wool or harsh chemicals like Comet; they are too abrasive. Use a soft scrub and a moderately abrasive scrubbing pad or brush. Don't ever use any cleaning compounds with citrus or acid in them. Citrus cleaners and vinegar will break down the epoxy catalyst and must be avoided.

6. **Oil, car chemicals, and other chemicals**. Clean up car spills promptly to avoid damaging your finish. Use shop towels or paper towels to clean up antifreeze, oil, and other car-related chemicals. Gas, paint, and household cleaners should also be cleaned immediately to prevent floor damage.