



TERRAZZO MAINTENANCE MANUAL

Products Used: **Terrazzo floor and wall tiles**

Supplied and Installed by: **Dellermay P/L**

NOTE: This maintenance manual is also applicable for mosaics.

INTRODUCTION

Terrazzo as a product has been in existence for a long time in the building industry. With a systematic cleaning regime in place there is no reason that your new terrazzo will not last the life of the building in which it is placed. When it comes to your terrazzo looking its best and maintaining its properties, maintenance is the key. Whilst the maintenance of terrazzo is minimal, it is critical.

The surface of your terrazzo is 70% marble chips. Marble chips have a very low porosity of absorption. Thus, the portion of the floor that needs the most protection is the Portland cement binder and resins and in the case of tile installation, the cement grouting. Without sealer, dirt and grime when left on these floors can attack the cement, penetrating and discolouring the binder and tile joints.

The terrazzo floor has been handed over with a least 1 coats of protective sealant applied. This coating has been applied to basically protect the floor until handover. This coating will have very little surface sheen. This is done to allow the cleaning contractor of the building to apply the brand of sealant that they prefer. Sealer can be applied to create the sheen and polish that is desired.

A NEW TERRAZZO FLOOR WILL NOT LOOK AS GOOD AS AN OLD TERRAZZO FLOOR AND MAY LOOK MOTTLED AND DULL!!

There is a significant difference in appearance between a new floor and old one that has been given the time to age. If you ask the owner of an old floor they too would be able to verify this. Terrazzo gets better with age. While your terrazzo lacks the shine and uniformity initially expected, you can rest assured that with natural curing, proper maintenance and the passing of time, your floor will soon have the luster and beauty terrazzo is known for. This mainly occurs for the following reasons. Moisture is added to terrazzo in the composition, curing, and grinding, grouting and polishing stages. Structurally, with this much moisture, you can be assured of a quality installation, however, you can expect moisture to dissipate and escape through the finished surface. At this point however, it is necessary to retard this evaporation and protect the finished terrazzo, hence the application of the sealer. This further increases the time it takes for the terrazzo to cure as the sealer locks in the moisture. Each passing day, with normal maintenance, the aesthetics of your terrazzo floor will increase. This moisture may even make terrazzo made at different times appear to be a different shade but as the moisture evaporates the colours will blend into a uniform appearance. This requires patience, but you can be assured the results are rewarding. Sealer suppliers have this information so it is important to ascertain this when ordering your sealer.

GUIDE TO MAINTAINING A TERRAZZO FLOOR.

A terrazzo floor maintenance regime is dictated by how much traffic a floor receives. Care must be taken when using detergents with terrazzo. It is important to use products that are pH neutral. Acidic or alkaline chemicals may attack the properties of the terrazzo floor.

It is important to keep brooms, mops and buckets clean at all times as ingrained dirt can act as an abrasive to terrazzo floors.

The most important aspect to applying sealer is to keep applying coats until the desired level of gloss is achieved. It is then prudent to monitor the foot traffic over the area and note how long it takes for the sheen to start being



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removed. From this point your cleaning contractor can ascertain how often top coats of sealer need to be applied. It is vital however to build up a good layer of polish after taking control of the building. Below is an example of a cleaning schedule which can be altered to reflect the amount of traffic your floor receives.

POST INITIAL SEAL

DAILY: Sweep with broom or vacuum the floor. Hand work stubborn stains and scuff marks with neutral cleaner diluted in warm water.

WEEKLY: Damp mop lightly soiled floors with a neutral cleaner. Heavily soiled floors should be scrubbed with a mechanical buffing machine and neutral cleaner. Mop up residue before it dries with clean water. Allow to dry and mechanically buff.

Note: Allow your neutral cleaner, once applied to the terrazzo surface, time to react as designed to loosen foreign matters. However, do not allow solution to dry on the surface.

MONTHLY: Apply a top coat of sealer to the floor to maintain the polish depth and shine desired. If desired mechanically buff floor no less than 24 hours after application of sealer with a white pad to bring out the shine of the polish.

ANNUALLY: Strip all existing polish and sealer and reapply.

NOTES:

Use only sealers and polishers approved for use with terrazzo.

Use only sealers and polishers that pass the slip co-efficient of friction required for your application.

DO'S

DO sweep or vacuum your floors daily, this not only picks up dust, but also the grit tracked into your building.

DO use maintenance products designed for terrazzo and of good quality

DO use a cleaning contractor with experience in terrazzo

DO ask for advice if unclear about your maintenance regime

DO monitor the level of sealer on your floor and adjust the frequency of sealer finish coats accordingly.

DO mechanically buff your floor with a white pad to bring out the shine from your polish.

DO wipe up any spills immediately as whilst the sealer protects the floor, this is only for a period of time most stains if left alone will penetrate through the sealer and stain your floor which in most cases will require professional removal.

DON'TS

DON'T use all purpose cleaners or soaps containing soluble inorganic or crystallizing salts, alkali or acids. Use of such products could be harmful to your terrazzo floor.

DON'T try miracle cleaners or sealers on your floor without getting an opinion from a terrazzo professional.

DON'T cut corners with your cleaning regime. Maintaining your terrazzo is far better than neglecting it requiring costly regrinding or replacement long before time.

DON'T use dirty mops and buckets. They will only spread dirt and grime around the floor.

GUIDE TO MAINTAINING TERRAZZO BENCHTOPS

Terrazzo bench tops can include kitchen and laundry tops.

Terrazzo bench tops are sealed with a penetrating type sealer when installed. However, this sealant acts only as a temporary barrier against staining. Any spills must be wiped up and cleaned immediately.

- **Do not** leave any timber or wet paper products on your bench top as this may stain.



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- **Do not** cut anything on your bench top as this will scratch the surface.
- **Do not** stand on your bench top as this may cause cracking.
- **Do not** place hot products directly on your bench top as this may cause cracking
- **Do not** allow harsh chemicals to come into contact with your terrazzo as this may cause damage.

Maintenance requirements.

Daily: Wipe down bench with damp cloth

At all Times: Remove all spills as they occur.

Weekly: Clean bench top with neutral ph cleaner

SUPPLIER INFORMARTION

WATER BASED SEALERS.

There are numerous manufacturers of water based sealers suitable for use with terrazzo floors. These are available from most good cleaning supply companies. It is important however that the sealer chosen is suitable for application on terrazzo

In the past we have achieved success with sealers from the following companies

CDK Stone Pty Ltd

(03) 8552 6000

PENETRATING SEALERS

There are also many manufacturers of penetrating sealers on the market. It is important to ascertain the sealer is suitable for terrazzo.

In the past we have had success with sealers supplied by.

CDK Stone Pty Ltd

(03) 8552 6000

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