



Maintaining Chemically Stained Floors

After the original applications of floor finish (wax) at the end of the chemical staining project, the stained concrete floor should last for many years to come – **as long as the owner is vigilant about ongoing maintenance.**

How much care is needed?

The key factors dictating the amount of ongoing maintenance required are the amount of traffic the floor receives and the type of sealer used. Starting off with the appropriate amount of floor finish (typically three to four coats) after the sealer has been applied will make the floor easier to maintain throughout its life.

Frequent wet mopping or dry dust mopping of the floor is normally the only regular maintenance needed. However, if the floor loses its brilliant luster or shine, cleaning of the floor and a coat or two of floor finish will bring it back to its original state.

In a moderately aggressive environment such as restaurants, shopping malls, and retail stores floor maintenance might entail going in at night once a month to reapply the floor finish. Remember, the finish is applied to act as a shock absorber for the sealer, taking the brunt of all the scratches and scuffs. These blemishes can generally be buffed out and then filled with another layer or two of wax.

A simple rule of thumb to determine maintenance frequency is to look at the floor and see if it is sheen and if there are excessive scuffs and scratches. If so, more frequent maintenance may be needed.