



### **Care & Maintenance Finish Guide**

SealCraft and Treadwell Flooring systems by Dancer Concrete Design are topical surface sealers. For information on penetrating products please see Maintenance for StrongTread penetrating products. Topical sealers are more prone to scratching and abrasion than penetrating products, but typically offer better stain resistance and a variety of finish options.

**‘+’ or PLUS**– The floor was finished with a high-wear urethane. If not indicated, the floor was finished with a 100% solids UV-rated epoxy. This is available in Gloss, Satin, or Satin with GRIP.

**GRIP** – An aluminum oxide additive added into high-wear urethane coatings for additional slip resistance. When used on a floor this will require additional cleaning methods such as scrubbing with a deck brush or rotary floor machine with a soft bristle brush to effectively clean. This flooring system is more prone to ‘catch’ black tire marks, rubber soled shoe marks, and dirt and debris. We recommend only when slip-resistance for an area takes precedence over cleanability.

**GRIT**- The texture achieved from a sand broadcast method. When used on a floor this will require additional cleaning methods such as scrubbing with a deck brush or rotary floor machine with a soft bristle brush to effectively clean. This flooring system is more prone to ‘catch’ black tire marks, rubber soled shoe marks, dirt, and debris.

**TEXTURE** – An orange-peel type texture achieved on chip broadcast floors.

**ACT** – A specialty novolac epoxy coating used for areas prone to strong acids.

### **Care & Maintenance**

#### ***SEALCRAFT SHINE SAVER***

This installation is a water-based acrylic floor finish that will need periodic application to be most effective. Re-applications are different for each application. This can vary from one month to several years.

For the application of the SealCraft Shine Saver a periodic re-application is necessary. The floor can be cleaned with a green or blue cleaning pad, and then the product can be reapplied with a spray and microfiber method. See video [here](#). We recommend the use of Lumiseal FX by L & M Construction Chemicals for reapplication. Of course, also read the data sheet and the installation instructions as they may change as they update the formula.

#### ***SEALCRAFT CLEAR +/-PLUS, AND ALL TREADWELL INSTALLATIONS***

These coated floors provide the best in long-term protection, durability and wear. With a simple maintenance, your coatings should look and perform for many years. Regular cleaning is all that is needed to maintain the performance and look of your floor. If for any reason the product gets damaged or starts to wear in the future the topcoat can be sanded and reapplied.

All Commercial projects are recommended with the high-wear urethane or '+'/PLUS final topcoat. Gloss finishes may wear down to a more Satin finish in time.

### **Protecting Your Floor During Construction**

These products need to cure to achieve strength. Cure times based on 70 degrees and 60% Humidity. Colder temperatures will slow the curing process.

- 24 hours for foot traffic
- 48 hours before wheeled traffic, moving items back in, or covering with Ram Board. The floor will achieve 100% of its strength at 7 days.

Use caution when moving items back into the space. Use carts or dollies to move large items. This is a coating on-top of the concrete and will scratch. If construction will continue after application, please protect the finished surface with Ram Board. Do not tape directly onto the finished flooring surface with any tape, including painters tape. Do not cover with plastic as this will trap moisture. Black wheels from lifts will mark up the coated surface.

### **Recommend Scheduled Maintenance.**

#### ***GENERAL CLEANING***

Soft broom or dust mop. Hose off floor with water and squeegee. We regularly use a product called 'Balance' from Janitor Supply Company, 260-482-8615. This is a neutral PH cleaner that will not leave a residue when used. Some hardwood floor and laminate floor cleaners are effective as well. Your cleaning crew or maintenance staff may also have recommendations. As always, we suggest trying in a hidden spot to test compatibility. You never have to apply a wax on our SealCraft or Treadwell Floors.

#### ***DEEP CLEANING***

To eliminate any tire marks and for a better cleaning use a gentle cleaner such as Simple Green (diluted 1 part cleaner to 10 parts water). Allow the product to dwell on surface, scrub, and vacuum before the product dries. No harsh cleaners need to be used on the surface. Rinse the surface with clean water. When properly maintained your coating can last the life of your floor.

## General Notes

- Certain substances can damage the surface if left to stand. It is always best to clean up spills immediately.
- Certain tires, especially RV and high speed rated tires can leave marks on the surface. It is best to park these vehicles on floor mats.
- Unless coated with a UV urethane option your concrete floor can patina (discolor) with extended exposure to sunlight.
- Do not use solvents such as Xylene, Acetone, MEK or other strong solvents as these will eat away at the finished surface.
- If the high-wear urethane option was selected, **you will see application marks on the surface resulting from the rollers used in the application process.** This is normal and becomes less noticeable with normal wear and cleaning. In areas with a lot of lighting or darker pigmented floors, this will be more noticeable.
- CHAIRS – For rolling chairs use rubber wheeled office furniture. Plastic wheels will mark up the finished floor and show wear marks. For other chairs install protectors under the feet of furniture.
- SLIP-RESISTANCE – Any claims or information provided by us for slip-resistance of a floor should be tested or verified by a 3<sup>rd</sup> party. These ratings may change or be effected by environment, use, cleaning methods, and general upkeep. Your floor is the safest against slips and falls when the floor is cleaned and dried properly. Accumulation of dirt and grime can reduce the slip coefficient of your flooring.

Of course, if you would rather speak to a person feel free to contact us. Our goal is to balance real world practicality with good design. We understand that floors need to balance aesthetics, durability, simple maintenance, and safety. Call us at 260.748.2252 or email us at [create@dancerconcrete.com](mailto:create@dancerconcrete.com).