



HOW TO MAINTAIN TERRAZZO





## EASE OF MAINTENANCE

One advantage of installing epoxy terrazzo is its ease of maintenance. Epoxy terrazzo is non-porous and seamless, making the material easy to clean and maintain over time. Because of terrazzo's durability, property owners can expect a flooring system that will last for decades with little to no repairs or replacements. Thus, making epoxy terrazzo a cost-effective flooring for its relatively low maintenance costs.

However, to have your terrazzo floor looking beautiful and in good condition over the years, one must know the requirements of caring for a terrazzo floor.

This guide is to help property owners understand what it takes to maintain a terrazzo floor. Doyle Dickerson Terrazzo will discuss the equipment that you will need to clean a terrazzo floor, emphasize what to do and what not to do when cleaning a terrazzo floor, and offer other helpful flooring tips.

In addition to this guide, you can find additional information on how to properly maintain a terrazzo floor from the National Terrazzo and Mosaic Association website or by contacting one of your local terrazzo contractors.

You will need the following equipment to properly maintain a terrazzo surface.

- Clean dust mop
- Clean cotton string mop
- Neutral cleaner
- Chemical Stripper
- A Mop Bucket
- Auto Scrubber
- Floor Buffer
- Water-based sealer
- Microfiber applicator

When terrazzo is installed, the floors should be mopped daily with the occasional resealing over time.



## MAINTENANCE PROCEDURES

Depending on the area of the building, some areas may need more attention to cleaning and maintenance. High-traffic areas such as airports, schools, and transportation centers will require daily cleaning with a retouch of sealer.

Sealers are applied after the final polishing of a terrazzo floor. This helps prevent spilled materials from penetrating into the surface and damaging the floors. Clean up spills immediately as they can leave behind stains. Also be wary that spills will eventually dissolve some sealers, so read a manufacturer's instructions for details.

Terrazzo is also slip resistant depending on the type of sealers used. Most sealers are low solids liquid material and do not normally produce a high-gloss sheen appearance to the floor surface. If you are seeking a high gloss finish, ask your local terrazzo contractor on recommended sealer products to use to give your terrazzo floor an extra layer of protection.

### MAINTENANCE PRECAUTIONS

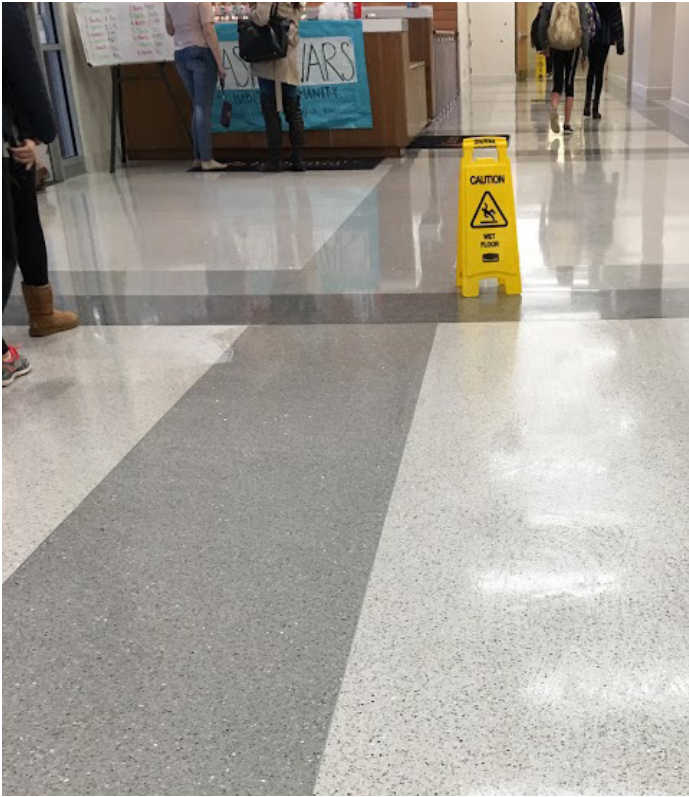
According to the NTMA, the use of harsh cleaners and terrazzo can damage terrazzo. When scrubbing or mopping a terrazzo floor, use materials that have a neutral PH level. Sealers should achieve a slip resistance coefficient of friction rating according to code. It is highly recommended to use a water-based sealer. When applying a sealer, mop on the floors and complete with one or more coats, in accordance to a manufacturer's instructions. Property owners can follow up by a water based finish for daily and weekly buffing if a high sheen is desired.

### CLEANING PROCEDURES

According to the NTMA, neutral cleaners are designed to react only in solution with clean water, mixed in accordance o the manufacturer instructions, and allowed to remain on the floor surface for several minutes. This provides the necessary time for the grime-dissolving action to take place. Next, rinse the dirt-laden solution from the surface with either a mop



squeegee, or vacuum. Finish by rinsing off the floor with enough clean water. On a side note, while you are cleaning the terrazzo surface, it is important that the floor remains wet during the entire process. You want to make sure that any residue or dirt is prevented from drying.



HOW AND WHEN TO CLEAN TERRAZZO?

One of the questions often associated with terrazzo is how do you clean terrazzo properly? For most public buildings, daily dust mopping is essential to remove dust particles and grit attached to the surface. However, to have your floors persisting well off into the future, the NTMA suggest you follow the following steps for nominally minimum maintenance suggestions.

FOR DAILY CLEANING:

The NTMA suggest you dust mop a terrazzo surface. This should be enough to remove any residue left during the day. If a noticeable stain or mark is present, go ahead and hand work the area using a neutral cleaner diluted in warm water. Following these steps will allow your floors to look a good as they were the day before.

FOR WEEKLY CLEANING:

It is also recommended by the NTMA to damp mop your floors weekly. Taking a mop and a bucket of clean water and neutral cleaner, lightly go over your terrazzo floors. If stains are present, scrub the floors using a mechanical buffing machine and a neutral cleaner. Afterwards mop up any residue with clean water prior to the floor drying. Do allow your floors to dry for a few minutes and then buff the floors using a dry brush.

**NOTE:** Allow your neutral cleaner to react with the terrazzo surface. This will loosen up foreign matter. It is suggested that you take several minutes to let the neutral cleaner settle, but do not allow the solution to dry. Occasionally, you will want to apply a new sealer. Strip all previous coats and sealer from the floor and reseal over a clean surface.

**NOTE:** When maintaining your surface, it is important to always use clean water and mops. Reach out to a terrazzo contractor if you deviate from the manufacturer’s instructions.



DO’S & DONT’S FOR MAINTENANCE OF TERRAZZO FLOORING

The National Terrazzo and Mosaic Association provided some helpful tips on how to maintain a terrazzo floor:

**DO** ask the installing terrazzo contractor to recommend the proper neutral clean and sealers to be used on your floor.

**DO** dust mop your floors daily, this not only picks up the dust, but also the grit tracked into your building. The grit acts as an abrasive on your hard surface floor.

**DO** scrub your floors approximately once or twice a week, where a new terrazzo floor has been installed for the initial two to three months, as the construction dust is still in the air, and will eventually be deposited on your floor. After this period, once per week, depending on the amount of foot traffic, keep your floor clean in appearance. Always rinse your floors well to prevent a build-up of cleaner residue.

**DO** seal your floors with a water-based sealer in accordance to the manufacturer’s instructions. Normally, a new floor requires two or more coats, which provide a good sheen for a period of 45 to 60 days, before needing additional coats.

**DO** use maintenance products designed specifically for terrazzo.

**DO** allows your neutral cleaner, once applied to the terrazzo surface, time to react as designed to loosen foreign matter. Several minutes should be adequate, but **DO NOT** allow the solution to dry on the surface.

**DO NOT** use surface waxes or all-purpose cleaners

**DO NOT** use all purpose cleaners containing water soluble inorganic or crystallizing salts, harmful alkali, or acids.

If you have questions about cleaning your terrazzo floors, contact Doyle Dickerson Terrazzo or the National Terrazzo and Mosaic Association.







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