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PRESEAL SALTILLO MAINTENANCE

Residential Floors

When Installed	Leave clean of dirt and grout smears. Allow grout 7-14 day dry out period before applying 4 coats of final finish.
When Finished	24 hr. cure time before regular use
Daily	Spot clean with cool water, Dry cleaning process
Weekly	Mop with PH neutral cleaner and water
Quarterly, Biannually, or Annually	Clean and recoat with finish as necessary
As Needed	Touch up scratches

Staining is not recommended for floors with high traffic or commercial use.

All cleaners should be PH7, do not use ammonia, vinegar or harsh scrubs, as they will damage the finish.

High traffic areas should be protected with runners and area rugs with a soft backing or pad. (Use felt pads not rubber/sticky pads)

Furniture should have white nylon or felt ends on all legs or casters

Waxes and cleaners sold at grocery stores are NOT recommended for these floors

Be careful of heavy oil and hot grease as they may spot the floor.

Never use tape to stick to Saltillo tile, even painter's tape can damage the finish if left on for a period of time, walked on, or done in hot temperatures. Stick tape to the grout if necessary.



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Do:

- Do use a dry process for the bulk of your cleaning: dust mop, swiffer sweeper, broom, vacuum with soft brush bristles.
- In the kitchen and as needed in other areas, do use a wet mop process. Use plain, cool water with PH Neutral cleaner.
- Do use rugs, runners, pads under desk chairs or in front of the kitchen sink. These can help delay wear and tear in your highest traffic zones.

Don't:

- Don't stick tape to the tile. If masking off the floor, it is ok to stick to grout joints.
- Don't use sticky, rubber rug pads. Instead use felt pads, they won't stick to the finish, and are available at online.
- Don't use aggressive cleaners. Bleach, acids (vinegar is an acid), many grocery store cleaners are too strong and will cut into the finish.

Using a topical sealer/finish

- Top coats are used for final finish coats at time of installation as well as periodic maintenance
- Make sure the areas you are coating are absolutely clean, if you can't seem to get it clean contact a professional.
- Apply a nice even coat of product with a clean sponge mop. Do not streak the finish.
- Keep a separate clean mop head for applying finish. Rinse thoroughly after use, store in a large Ziploc-type bag. Never use the same mop head for cleaning as for applying finish. Even if it 'looks clean'.
- The tile or the mop can be a little bit damp with water, but should not be soaking wet.
- It is better to do multiple thin coats, than to try to lay it on heavy.
- Apply 4 coats of finish for a new install, 2+ for maintenance.
- Let coats dry about half an hour in between. You can walk on it in white athletic socks when it is dry to the touch. Normal foot traffic is allowed after 12 hours. Keep large dogs and construction traffic off for 48 hours.
- You do not have to do every single square foot with your maintenance, mostly traffic areas, make sure you are doing whole tiles and if possible find natural stopping points, like doorways or step downs. You may see a noticeable sheen or color difference between areas that are maintained and those that are not.
- You will want to refresh the finish coat every so often. This all depends on wear and tear. It is a good idea to think about it yearly. You will know that you are ready by looking in the kitchen. If it seems dull, doesn't seem to wipe up as easily, or water seems to soak in quickly, it is time.