



Restore.Preserve.Beautify

Benefits and Maintenance of Diamond Polished Terrazzo

Benefits of Diamond Polished Terrazzo

- Beautiful polished appearance and clarity
 - Nothing is more important than a customer's initial impression.
 - Once inside your building, there is nothing that indicates the quality of a building more than the appearance of the lobby floor.
 - One of the biggest benefits of a diamond polished terrazzo floor is reduction in your current and long term maintenance.
- Increased wearability and COF/coefficient of friction.
- No scuffing or distorted appearance in the floor clarity. Terrazzo floors are very durable. With proper care and maintenance, they can last a lifetime.
- Both cementitious and epoxy terrazzo floors need to "breathe" to avoid damage from water and liquids building up beneath any sealers or wax. If you see cracks in your floor, some may be structural issues. Others can stem from this hydrostatic pressure buildup.

Maintenance of Diamond Polished Terrazzo

- INSPECTION & RECOMMENDATIONS: Once the initial refinishing process is complete, we will inspect your floor after three (3) months and again at six (6) months to monitor any signs of wear. Since each building has a unique traffic pattern, varying levels of traffic and there are differences in the makeup of the terrazzo itself there can be no "one size fits all" approach to a Diamond Polished Terrazzo floor's maintenance plan. However, commonly the wear patterns in the high traffic areas generally affect approximately 30 - 35 percent of the floor.
- MAINTENANCE SERVICES: The beauty of having a Diamond Polished Terrazzo floor is when wear patterns appear, the process of addressing those areas usually only takes a few polishing steps to the wear areas and the floor is restored to its original polished clarity.
- CLEANING SPILLS: IT IS IMPORTANT TO PICK UP SPILLS IMMEDIATELY. If spills are picked up immediately, it avoids damage to a terrazzo floor. However, it can only take the wrong liquid a short time to potentially leave an etch mark. If this does occur, it can normally be addressed during quarterly or semiannual maintenance visits.
- EDUCATION: Once the restoration is complete, KC Restoration Ownership will conduct a site visit and instruct the janitorial crew in the proper care, cleaning and maintenance of your Diamond Polished Terrazzo Floor. The following page includes our cleaning recommendations.

All of the processes and procedures we use and the cleaning recommendations meet or exceed the following professional standards:

- American Standards for Testing Materials (ASTM)
- American Institute of Architects (AIA)
- American National Standards Institute (ANSI)
- The National Terrazzo & Mosaic Assn. (NTMA)
- OSHA compliance in Silica and all employees receive 10-hour or greater OSHA training



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TERRAZZO CARE AND CLEANING

- DUST MOP – Frequently dust mop the floor with a clean, non-treated dust mop to remove dirt and any abrasive material.
- ENTRANCE MATS
 - Utilize entrance walk-off mats to trap dirt, grime, exterior rain, and snow melt that can abrade and damage the floor.
 - During inclement weather, ensure moisture is not trapped under mats.
- VACUUM
 - Ensure that all mats are vacuumed to reduce grit transferring onto the terrazzo. There are also service providers who regularly clean and exchange mats.
 - Do not use vacuum cleaners with worn attachments or wheels. These can cause damage to the floor.
- SPILLS
 - Immediately blot up any spills with paper towel.
 - Flush the area with clean water and mild detergent.
 - Rinse and dry with a clean soft cloth.
 - Never leave standing liquids on the floor even outdoor water/rain.
- MOPPING – Always dust mop prior to mopping.
 - For lightly soiled areas, use a damp mop with clean water and a PH neutral cleaner. PH neutral products should be between 7 & 10.
 - Change the water in the rinse pail frequently.
 - Never allow soiled mop water to dry on the floors surface.
- CHEMICALS
 - Never use ammonia or acid-based detergents, harsh or solvent based cleaning chemicals or cleaners containing water soluble, inorganic or crystallizing salts, scouring powders, vinegar or acidic cleaners.
 - Never use sweeping compounds that contain an oil base. This could discolor the terrazzo floor.
- COATINGS – DO NOT APPLY ANY TOPICAL COATINGS.
- AUTOSCRUBBER
 - If using an auto scrubber, only use soft white pads, clean water, and a PH neutral cleaner
 - Always dust mop prior to use of an auto scrubber.

If you have additional questions, please reach out to our team so we can happily assist at:
913-766-2200 or contact@kcrestoration.com

