PERMAGUARD™ resinous flooring is a high performance resinous coating that offer a unique design option while maintaining a durable and resistant finished. However, it is important to note that no resinous flooring material is self-cleaning or absolutely stain-resistant. Regular and routine maintenance of PERMAGUARD flooring systems is required to assure that the coating system will continue to provide the service for which it was intended. The following information will help maintain the flooring for many years.

Regular Maintenance:
- Dirt and Grime
- Cleaning Agents
- Cleaning Procedure
- Periodic Physical Inspections
- Snow removal and ice control (where applicable)
- Repairs to high torque areas and other exposure points

Dirt and Grime
Given that dirt & grime remains on the surface, they tend to act as abrasives, which can eventually mar the finish in heavy traffic environments. As such, it is important for PERMAGUARD floors to be properly maintained on a regular basis to remove excess dirt & grime. The use of walk-off mats is recommended to limit the amount of dirt and grime on the floor.

Cleaning Agents
Do not use actual soap because it will create a film that can be difficult to remove with rinsing. A film left behind after cleaning causes two issues: (1) the film will become slippery when wet and (2) this film attracts dirt and debris, which actually causes the floor to look unclean soon after it has been washed. Floor stripping agents, citrus-based cleaners and corrosive chemical degreasers are not recommended as they can damage a floor if they are applied and left to sit for an extended period of time. A simple mixture of PERMAGUARD Cleaner & Degreaser (diluted 1 part Cleaner to 8 Parts water) is recommended for regular maintenance. See the Product datasheet for additional cleaning instructions.

Flooring Maintenance Tools
- **Mops** – If you incorporated traction additives to the floor coating be sure to use a rayon mop instead of a cotton one. Rayon mops use synthetic fibers, which are less likely to get hung up on the surface and leave fiber residue.
- **Soft-Bristled Brush** – For more difficult to remove stains, a soft bristled brush may be used to agitate dirt and debris. Be sure to use a brush with soft bristles as hard bristles may mar the surface over time.
- **Foam Squeegee** – Use a foam squeegee after you mop to remove any excess water. Water left on the surface of the material can become a slip/ fall hazard.
- **Bucket** - A standard mop bucket with a wringer can be used to distribute the pH neutral cleaner (e.g. PERMAGUARD Cleaner & Degreaser) or rinse water.
- **Wet-Vacuum** – A Wet-Vac can be used for removing excess water after rinsing.
- **Dry Mop** – A mop that is dry or lightly damp can be used for periodic dust removal.

Residential Cleaning Process
1. Sweep entire floor to remove any loose dirt and grime with a dry mop and/or soft bristled broom. This limits the ability of these lose materials to wear or mar the floor prematurely.
2. For every-day general cleaning purposes, use PERMAGUARD Cleaner & Degreaser diluted in a ratio of 1:8 (Cleaner : Water). For medium or heavy duty cleaning please review the datasheet for proper mixing ratios.
3. Apply cleaning agent with a squeegee or rayon mop and let stand for a few minutes so it can react with the surface.

4. Thoroughly mop surface with wet mop to remove any stains. For heavy soiled areas, a soft bristled brush may be used to lightly scrub the surface.
5. Rinse floor with clean water and use wet vacuum or squeegee to remove the excess water. A second rinsing is also recommended to ensure that no residue is left behind. Proper attention must be paid to removing the resultant emulsion of the cleaning solution and soil.
6. Once dirty water has been removed, the floor must be allowed to dry prior to returning to service. A wet surface may become slippery.
7. Dispose of contaminated water while paying special attention to local regulations governing the introduction of certain chemicals into surface water drains and sewer systems.

Inspections

PERMAGUARD flooring systems are durable but if subjected to extreme and (or) repetitive abrasive conditions can cause wear or other physical damage to occur. Periodic inspections will provide a basis for the proper maintenance work to be performed to assure a long life expectancy of the coating system. The following is a suggested maintenance schedule:

- Weekly- physical inspections should be done in harsh environments in which the resinous flooring system is exposed to excessive wear or traffic.
- Monthly - physical inspections should be done in environments, which have normal traffic to determine if there are any areas of excessive wear or physical damage to the coating.
- Semi-annually - make a thorough physical inspection. Such inspections should include (but are not limited to):
  1. Inspect the sealant in joints for proper adhesion. Also, determine if there are any cohesive failures or physical damage to the sealant from traffic.
  2. Inspect the joints for evidence of leaks where possible.
  3. Inspect areas where there beams or columns for evidence of stress cracking or excessive movement.
  4. Inspect the entire structure's movement joints for cracks, which show evidence of a difference in plane of the materials.
  5. Inspect drains or scuppers to assure there is nothing clogging or blocking them, to avoid ponding water on the surface.
  6. Inspect coating surface to determine if there are any substantial structural cracks in the substrates, which have caused the coating to crack.

In addition to these general maintenance and cleaning procedures, it should be noted that spills of petroleum distillates, hydrocarbon type solvents, lighter fluid, oil, gas and alcohols must be cleaned up as soon as possible. Also, hot coals from charcoal grills must not be allowed to drop on the floor coating.

Technical Data Sheets are subject to change without notice. For latest revision, check our website at: https://www.permaguardgaragecoatings.com