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GUIDE TO MAINTAINING AND CLEANING A TERRAZZO FLOOR



An epoxy terrazzo floor is easily maintained due to its hard surface and absence of grout joints and seams.

Due to the durability of terrazzo, the flooring system lasts for decades with little to worry about repairs and replacements. The key is taking care of a terrazzo floor by following proper maintenance and cleaning procedures. The ease of maintenance of a terrazzo floor is one of its advantages, and ideal for buildings with high volumes of foot traffic like airports, schools and hospitals.

This guide will emphasize the equipment needed for terrazzo cleaning, the proper maintenance procedures, and helpful tips on what to do and what not to do when cleaning a terrazzo floor.

In addition to this guide, you can learn more about maintaining a terrazzo floor by contacting the National Terrazzo and Mosaic Association or a terrazzo contractor in your area.



To properly maintain a terrazzo surface, you will need the following:

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

All it takes is a mop and water to clean a terrazzo floor daily with the occasional reapplication of water-based sealer to add extra protection to the surface. It is not recommended to use harsh acid-based cleaners, alkaline strippers, aggressive scrubbing pads or wax products.



When mopping a terrazzo floor, use materials with a neutral pH level. It is recommended to use a sealer with a slip resistance coefficient of friction according to code. When using certain products, it is important to follow the manufacturer's instructions.



CLEANING PROCEDURES FOR TERRAZZO

Terrazzo floors are themselves a work of art. Therefore the floor requires regular cleaning to keep these floors looking as good as new well into the future. For buildings where terrazzo is installed, daily dust mopping is recommended to remove dust particles and grit attached to the surface. The National Terrazzo and Mosaic Association provides a complete care guide for daily and weekly routine cleaning.

For Daily Cleaning

The NTMA suggest building owners to dust mop a terrazzo surface daily. By doing so, this removes any dirt and debris left during the day. If stains are present, you can remove the marks by hand work using a neutral cleaner diluted in warm water.

For Weekly Cleaning

The NTMA recommends damp mopping terrazzo floors on a weekly basis. Lightly go over the surface using a mop drenched in a bucket of clean water and neutral cleaner. If stains are present, you can scrub the terrazzo using a mechanical buffing machine and a neutral cleaner.

Afterward mop up any residue with clean water prior to the floor drying. Do allow your floors to dry for a couple of minutes before buffing the floors using a dry brush.

Note: Allow neutral cleaners to react with the terrazzo surface. This helps loosen up the foreign matter. Wait a few minutes to let the neutral cleaner to settle, but do not let the solution dry. Apply a new sealer occasionally. Strip all previous coats and sealer from the floor and reseal over a clean surface. It is always important to use clean materials including mops and water. Always read the manufacturer's instructions carefully, and reach out to a terrazzo contractor if needed.



DO'S AND DONT'S FOR MAINTENANCE OF TERRAZZO

DO ask the installing terrazzo contractor to recommend the proper neutral cleaners 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 with 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 allow the 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.



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