



MAINTENANCE GUIDE

FILM-FORMING CONCRETE SEALER

CS-AC30

CS-HG

Though highly durable, film-forming sealers do require periodic maintenance to ensure longevity and optimal performance. Maintenance intervals shall be determined based on factors such as demand, traffic, desired appearance, and environmental exposures.

INITIAL CURE PERIOD

After the initial 15–30 minutes of dry time, most film-forming sealers will typically take 2–3 days to fully cure. Cure time may vary depending on product type, film thickness, substrate, temperature, and humidity.

DURING CURE:

- Avoid heavy traffic or placing furniture/rugs on the surface.
- Do not clean with water or chemicals during this time.
- Ensure adequate ventilation to allow proper curing.

ROUTINE MAINTENANCE

- Dust mop or sweep with a microfiber dust mop to remove dust, sand, and debris that can cause abrasion.
- Spot clean spills immediately with a damp cloth or mop.
- Use a neutral pH cleaner diluted in water (no harsh chemicals).

PERIODIC MAINTENANCE

- *Wet Mopping:* Use a damp mop with a diluted pH-neutral floor cleaner. Avoid leaving puddles on the floor. Excessive water and cleaner can affect the performance of the sealer over time.
- *Auto Scrubbers (For commercial / Industrial Use):* Use soft pads and neutral cleaners. Avoid aggressive brushes or pads that can scratch, dull, or prematurely wear the sealer.

AVOID

- *Harsh Chemicals:* Avoid ammonia, bleach, vinegar, or alkaline/acidic cleaners.

- *Abrasive Tools:* No steel wool, aggressive scrubbing pads, or wire-bristle brooms.
- *Standing Liquid:* Mop spills quickly and avoid leaving on the surface.

PREVENTIVE

- *Use Walk-Off Mats:* Place mats at entrances to reduce dirt and grit.
- *Furniture Protection:* Use felt pads on chairs, tables, and heavy equipment.
- *Regular Inspection:* Check for wear or damage, especially in high-traffic areas.

REPAIR AND RESTORATION

- *Re-coating Interval:* Depending on traffic, exposure, and wear, floors may need re-coating every 3–5 years.
- *Preparation:*
 - For mildly and evenly worn surfaces, deep scrubbing with a green or black scrub pad and mild detergent will provide a clean, properly prepared surface for re-coating.
 - For moderately to heavily worn surfaces, mechanical surface preparation using diamond abrasives or a screening process will be required prior to applying a new coat.
- Proper dust collection and surface cleaning are required before applying additional sealer.

SPECIAL CONSIDERATIONS

- *Chemical Resistance:* Avoid long-term exposure to strong acids, solvents, and corrosives even if the coating is resistant.
- While HTS film-forming sealers are UV-stable, prolonged exposure to environmental elements such as precipitation, standing water, or excessive moisture may cause discoloration or performance issues over time.

SAFETY TIPS

- Follow all safety precautions and procedures listed on the product SDS.
- Ensure adequate ventilation during application, cleaning, and maintenance.
- Use floor mats, non-slip treatments, or additional safety measures in areas prone to wet conditions.