



Commercial & Residential Maintenance Guidelines



440.937.4457

Please see our website for complete details
and more specifics: www.gkspolishing.com



Residential Hard Surface Maintenance

Natural Stone Countertops

- 1 Wipe off debris on countertop with a dry paper towel on a daily basis. This reduces the chances of small pieces of grit causing scratches in the surface.
- 2 Wipe down countertop with a neutral stone cleaner (pH7) and a clean paper towel.
- 3 A natural stone polish can be used bi-weekly or once a month to add shine and protection to the countertop.
- 4 Countertops should be re-sealed every 2-4 years, depending on the type of material and its porosity. Resealing protects against staining and creates easier day-to-day maintenance.



Concrete (Coated & Polished)

- 1 Once a week the concrete should be dust mopped with a cotton dust mop.
- 2 Every other week, the concrete should be mopped with a cotton string mop and a neutral cleaner (pH7) consisting of 2 gallons of warm water and 6-8 oz. of cleaner.
- 3 Make sure your mop is well wrung out and is not too wet.
- 4 Be careful not to subject the floor to too much water.
- 5 Make sure to change your mop water when it turns light brown.
- 6 Allow the floor to air dry.
- 7 Tougher stains should be cleaned with a high alkaline cleaner (see ceramic tile and grout for dilution instructions).
- 8 Coated concrete floors should be re-coated with a new clear coat every 3-5 years, depending on the amount of wear.

Sandstone/Limestone (Exterior)

- 1 Every other week, stone should be cleaned with a neutral cleaner (pH7), consisting of 2 gallons warm water and 6-8 oz. of cleaner. A long handled nylon brush should be used. The stone should be rinsed with a hose after it is scrubbed with the cleaner.
- 2 Tougher stains should be cleaned with a high alkaline cleaner (see ceramic tile and grout) for dilution instructions.
- 3 Exterior stone should be professionally cleaned and sealed every 2-3 years, depending on their location. Areas that are in the shade on a constant basis will be more susceptible to mold and mildew growth and may require cleaning and sealing more frequently.



Natural Stone Floors

- 1 Once a week the floor should be dust mopped with a cotton dust mop.
- 2 Every other week, the floor should be mopped with a cotton string mop and a neutral cleaner (pH7) consisting of 2 gallons warm water and 6-8 oz. of cleaner.
- 3 Make sure your mop is well wrung out and is not too wet.
- 4 Be careful not to subject the floor to too much water.
- 5 Make sure to change your mop water when it turns light brown.
- 6 Allow the floor to air-dry.

Natural Stone and Tile Showers

- 1 Shower door must be left open when shower is not in use.
- 2 Shower must be dried with a squeegee on a daily basis.
- 3 Shower fan must be left on during shower and a minimum of 2 hours after showering.
- 4 Shower fan must be powerful and of high quality.
- 5 Shower must be cleaned on a weekly basis with an approved mold and mildew shower cleaner and fully dried.
- 6 Door to bathroom must be left open at all times.
- 7 Any damaged or missing caulk and grout should be replaced as necessary.



Ceramic/Porcelain Tile & Grout Floors

- 1 Sweep floor free of debris into a dustpan a couple of times a week.
- 2 Every week, the floor should be mopped with a cotton string mop and a high alkaline cleaner consisting of 2 gallons warm water and 10-12 oz. of cleaner.
- 3 Make sure your mop is wrung out well and is not too wet.
- 4 Make sure to change your mop water when it turns light brown.
- 5 As needed, the grout lines should be cleaned with a high alkaline cleaner (same dilution ratio as above) and a nylon scrub brush. Wipe grout lines clean with water and a soft rag.



Slate & Saltillo Tile Floors

- 1 Once a week the floor should be dust mopped with a cotton dust mop.
- 2 Every other week, the floor should be mopped with a cotton string mop and a neutral cleaner (pH7) consisting of 2 gallons warm water and 6-8 oz of cleaner.
- 3 Make sure your mop is well wrung out and is not too wet.
- 4 Be careful not to subject the floor to too much water.
- 5 Make sure to change your mop water when it turns light brown.
- 6 Allow the floor to air dry.
- 7 Tougher stains should be cleaned with a high alkaline cleaner (see ceramic tile and grout for dilution instructions).
- 8 Coated floors should be re-coated with a new clear coat every 2-4 years, depending on the amount of wear.



Commercial Hard Surface Maintenance

Marble

Marble is a non-foliated metamorphic rock composed of re-crystallized carbonate minerals, most commonly calcite or dolomite.

Daily:

- 1 Marble should be dust-mopped once or twice a day, depending on the amount of traffic. Little pieces of dirt and grit on the marble are the leading cause of scratches and wear on the surface.
- 2 Marble should be auto-scrubbed or mopped with a neutral floor cleaner (pH 7) once or twice a day depending on the amount of traffic. White pads should be used on the auto scrubber.

Quarterly:

- 1 The marble will likely need to be honed and polished every 3-6 months, depending on the amount of foot traffic. If the marble has previously been restored, then it should be honed 1 stage with diamond discs and polished with an oxalic acid polishing powder. An additional honing and/or polishing stage may be required, depending on the variety of marble.



Granite

Granite is a common type of igneous rock which is granular in texture. This rock consists mainly of quartz, mica, and feldspar.

Daily Maintenance:

- 1 Granite should be dust-mopped once or twice a day, depending on the amount of traffic. Little pieces of dirt and grit on the granite are the leading cause of scratches and wear on the surface.
- 2 Granite should be auto-scrubbed or mopped with a neutral floor cleaner (pH 7) once or twice a day, depending on the amount of traffic. White pads should be used on the auto scrubber.

Yearly Maintenance:

- 1 The granite will likely need to be honed and polished every couple years, depending on the amount of foot traffic. The granite would need to be honed 4-5 stages with diamond discs and polished 1 final stage to a highly reflective shine.



Terrazzo

Terrazzo is a composite material, poured in place or precast, which is used for floor and wall treatments. It consists of marble, quartz, granite, glass, or other suitable chips, and poured with a binder that is cement or epoxy based.

Daily Maintenance:

- 1 Terrazzo should be dust-mopped once or twice a day, depending on the amount of traffic. Little pieces of dirt and grit on the terrazzo are the leading cause of scratches and wear on the surface.
- 2 Terrazzo should be auto-scrubbed or mopped with a neutral floor cleaner (pH 7) once or twice a day, depending on the amount of traffic.

Weekly Maintenance:

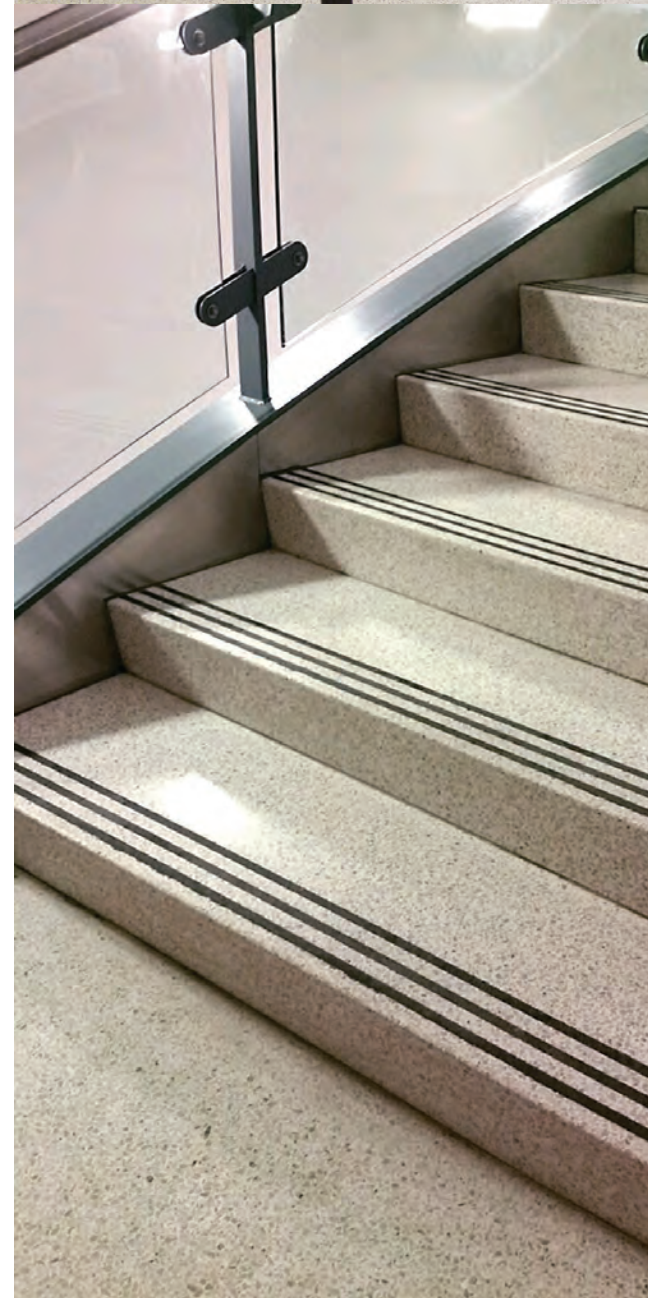
- 1 If the terrazzo is coated with an acrylic coating or a nano coating, the terrazzo should be burnished weekly with a high speed burnisher (1500 rpm or higher) and a red buffing pad. If the coating is an acrylic coating, then a spray buff solution should be used when burnishing.

Quarterly Maintenance:

- 1 If the terrazzo is being honed and polished then it will likely need to be touched up ever 4-5 months, depending on the amount of foot traffic. If the terrazzo has previously been restored, then it should be honed 1 stage with diamond discs and polished with an oxalic acid polishing powder. An additional polishing stage may be required, depending on the composition of the chips and binding material of the terrazzo.

Bi-yearly or Yearly Maintenance:

- 1 If the floor is coated with an acrylic coating or a nano coating, the terrazzo needs to be stripped and/or re-coated every 6-12 months.
- 2 If the floor has a nano coating, follow the manufacturer's recommendations for re-coating. A nano coating should not have to be stripped.
- 3 If it is an acrylic coating, then the coating will have to be stripped with a light duty stripper and orbital low speed floor machine or a BOOST machine. 2-3 coats of a new acrylic coating should then be applied to the surface.



Ceramic Tile Floors

A thin, flat or convex slab of hard material such as baked clay or plastic, laid in rows to cover walls and floors. A grout (usually Portland cement based) is applied between tiles to prevent cracking due to settling.

Daily Maintenance:

- 1 Floors should be swept once or twice a day.
- 2 Floors should be auto-scrubbed or mopped with a high alkaline cleaner once or twice a day, depending on the amount of traffic. White pads should be used on the auto scrubber.

Bi-Yearly or Yearly Maintenance:

- 1 Floors should be cleaned with a high alkaline cleaner and a pressurized cleaning system to deep clean the grout lines.
- 2 A grout color seal can be applied to grout lines to seal and protect them from dirt penetrating into the grout. If this sealer is applied to the grout lines, then grout lines should be cleaned by hand with a nylon brush every 6-12 months to remove dirt from the surface. The color seal will need to be touched up every 2-3 years depending on the type of wear.



VCT/Linoleum Floors

Vinyl tiles are composed of colored vinyl chips formed into solid sheets of varying thicknesses (1/8" is most common) by heat and pressure and cut into 12" squares.

Daily Maintenance:

- 1 Floors should be dust-mopped once or twice a day, depending on the amount of foot traffic
- 2 Floors should be auto-scrubbed or mopped with a neutral floor cleaner (pH 7) once or twice a day, depending on the amount of traffic. White pads should be used on the auto scrubber.

Monthly Maintenance:

- 1 Once a month floors should be burnished with a high speed burnisher, red buffing pads and a spray-buff solution.

Bi-Yearly or Yearly Maintenance:

- 1 The acrylic coating will need to be stripped and re-coated every 6-12 months.
- 2 If it is an acrylic coating, then the coating will have to be stripped with a light duty stripper and orbital low speed floor machine or a BOOST machine. 2-3 coats of a new acrylic coating should then be applied to the surface.

Stainless Steel & Brass Surfaces

Stainless steel is a form of steel containing chromium, resistant to tarnishing and rust. Brass is a yellow alloy of copper and zinc.

Ongoing Maintenance:

- 1 Clean stainless steel surfaces with a cleaner made specifically for stainless steel. These cleaners are good at removing dirt and oil residue on the surface. Most cleaners also contain a polish in them, which will help resist fingerprinting. Sometimes hot water and microfiber rag work just fine.

Long-term Maintenance:

- 1 Brass should be stripped to remove any clear coat that is present.
- 2 Brass should be buffed with an orbital hand machine and various buffing pads. The pads that will need to be use will be determined by the amount of wear and scratches in the material. A new clear coat should be applied to the brass.
- 3 Surface will need to be restored when they show visible signs of damage or degradation that affect their appearance, safety or functionality.





"The Quality is in the Detail!"

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