



Flexmar Polyaspartic Polyurea Coatings Care, Cleaning, and Maintenance Guidelines

Flexmar Coatings polyaspartic polyurea coatings have excellent stain resistance compared to other types of resinous sealers and coatings. They are not “stain-proof,” however. Stains can become permanent if care is not taken to regularly clean spills, residues, and marks.

Moreover, standard good housekeeping can help deter accidental slips and falls that can result in injuries due to the build-up of grease, oil, soap residues, suntan lotions, etc., which can prevent shoe soles or bare feet from direct contact with the sealed concrete surface.

The following information is presented as guidelines for the proper care, cleaning, and maintenance of surfaces finished with Flexmar polyaspartic coatings.

General Cleaning of Interior Surfaces

Interior surfaces may be cleaned by mopping, use of a carpet cleaning/extraction machine, steam cleaner, floor scrubber with light-duty pad, or auto scrubber.

General Cleaning of Exterior Surfaces

Exterior surfaces may be cleaned using a nylon push broom and hose to flush away the dirt.

A pressure washer may also be used for routine cleaning. It is recommended that pressure not exceed 1,200 psi and that a fan tip be used. Never use any type of high-pressure type of turbo/rotating tip.

Recommended Cleaners

Neutral-pH-balanced cleaners are recommended. They leave no film residue, are low foaming, do not require rinsing, and have a pleasant aroma. In addition, they are green safe, user-friendly, non-toxic, and economical.

No Need to Wax

There is no need to ever wax a Flexmar polyaspartic surface. A Flexmar polyaspartic finish will outshine and outlast any other sealer on the market. . . without wax. In fact, wax applied to a Flexmar polyaspartic surface will scuff, mar, and yellow over time, requiring buffing, burnishing, stripping, and re-application, with associated labor, materials, and energy costs. (See the *Flexmar Product Focus*, “The True Cost of a Great-Looking Floor.”)

Specific Cleaning Recommendations

Tree sap, adhesives, other sticky residues	Goo-Gone or Dissolve-It
Tire marks, road tars	Carburetor cleaner
Mineral or lime deposits, efflorescence	Solution of 1 lb of TSP (trisodium phosphate) per 1 gal warm water. Scrub with push broom or brush. Allow to set for 10 minutes, then rinse/flush thoroughly. Spot clean with Lime-A-Way or similar product.
Oil, grease	Use common grease-cutting agent, such as Simple Green or Dawn, diluted in warm or hot water. Rinse thoroughly.
Animal feces and urine	Use Clorox Clean-Up cleaner followed by a fresh water rinse.

See other side for additional important care recommendations.

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The Use of Rubber-Backed Rugs or Mats

Never place rubber-backed rugs or mats on an interior or exterior Flexmar polyaspartic surface. Rising vapors emitted from cementitious substrates must be allowed to evaporate naturally. Rubber-backed rugs and mats trap rising vapor and condensation, preventing the natural evaporation process, which can result in the build-up of a hard mineral deposits that can be difficult to remove without leaving discoloration. Rugs or mats that allow vapors to pass through them, or those with an open-weave, waffle-like backing, are generally acceptable indoors.

Planters, Potted Plants

Do not place plants or potted plants directly on a Flexmar polyaspartic surface. Rather, use plant dollies or plant stands with legs to allow for ventilation between planters or potted plants and the polyaspartic surface. Failure to do so may result in the accumulation of white mineral deposits or discoloration from plant fertilizers.

NON-Warranty: The information herein is based upon the best information available at the time of printing. Data provided is intended for those having skill and ability to use products recommended in a safe and responsible manner. LIABILITY is limited to the cost of material proven to be defective. There is no warranty expressed or implied as related to any issue which is deemed to be a direct result of improper surface preparation or cleaning, application over concrete or cementitious surfaces which have not reached full cure out, those having excessive rising moisture/vapor or hydrostatic pressure, application over surfaces which have previously been sealed without first testing for compatibility/adhesion, adverse water conditions, acts of God or acts of others, constant submersion in harsh environments, workmanship or applicator, or any other cause and effect which is not related to defective material.

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