

“OUR BUSINESS IS BUILT ON THE LOYALTY AND ACCOUNTABILITY TO OUR CLIENTS”
– DON SCHROEDER, FOUNDER OF SCHROEDER’S CUSTOM COATINGS, INC.

HOW TO CLEAN AND MAINTAIN YOUR SCHROEDER’S EPOXY FLOOR

An epoxy floor gives a durable and sophisticated floor finish in a form that is highly customizable. The chemical composition of epoxy bonds a relationship to the concrete, giving you a high-performance floor lasting decades; but it is not indestructible. Regular maintenance prevents permanent damage to your epoxy floor. If you follow Schroeder’s tips below, your floor will be as effective as the day it was installed.

“CLEAN YOUR SPACE, CLEAR YOUR MIND.”
-UNKNOWN

13 TIPS FOR A LONGER (EPOXY) LIFE

Tip 1: For spills, paint, abrasive liquids, or vehicle drippings, wipe them up with a paper towel or other soft cloth as soon as you notice the spill. Do not allow these to sit on the floor surface for too long. Antifreeze, oil, gas, and other car drippings will damage the epoxy surface.

Tip 2: Routine sweeping or vacuuming, then using hot water or a steam mop to clean, followed by a clear ammonia/water mix (at 2-3 ounces ammonia per gallon of hot water) for second mopping, prevents damage to the epoxy finish from the grinding effect of dirt, sand, and grit. These will embed or scratch an epoxy floor if allowed to remain there.

Tip 3: Greasy deposits and tire marks are best attacked with Tri-sodium phosphate or a commonly available bio-degradable solvent.

Tip 4: Do not use any cleaner that contains acids (citrus cleaners or vinegar) or soap-based cleaners. Acid-based cleaners break down the epoxy catalyst. Soap based cleaners leave hazy residue on epoxy flooring removing the shine and becomes increasingly slippery should the floor get wet.

Tip 5: Some stains, including rust, may require light scrubbing using a moderately abrasive scrubbing pad

or brush; no steel wool. We recommend Soft Scrub, Simple Green or clear ammonia/water mix for stubborn stains. Do not use Comet, other abrasive cleaners, or scrub too hard as they will scratch the floor’s surface.

Tip 6: Hose out your epoxy floor and squeegee or air dry. Don’t use high powered pressure washers as, parts of the epoxy may lift.

Tip 7: Use a natural or polyester fiber ‘welcome’ mat at epoxy floor entrances to remove dirt, snow and water from your shoes. Do not use rubber-based mats. The polymers from the rubber and epoxy interact causing “polymer transfer or “plasticizer migration” resulting in discoloration and/or the epoxy surface peeling should the mat adhere to the epoxy.

Tip 8: Place a non-rubber/polymer mouse pad under a motorcycle or bike kickstand to prevent damage to the floor surface.

Tip 10: Place a non-rubber/polymer mat, carpet, cardboard, plywood, or any similar material under car tires during long stationary periods (vacation etc.).

Tip 11: Ensure all areas are clean before using dollies or rolling jacks. When moving heavy machinery or objects across the floor, take extra precautions to ensure the surface is dust and grit free. Dragging things across the floor will scratch the surface.

Tip 12: Place pieces of half-inch plywood under jack stands when bearing heavy loads.

Tip 13: Use a non-rubber/polymer welding mat when welding above epoxy coatings.

Your epoxy floor is an engineered and designed coating system, producing stain resistant, impervious, sustainable protection, resistant to wear, chemicals, and dirt penetration. Utilizing these tips and completing regular maintenance augments for your epoxy floor’s longevity and performance.

(from Key Resin, General Care Maintenance)



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