

**THE SURTEC SYSTEM**

*Surface  
Technology*

**Maintain Concrete and Stone Floors  
with the Surtec Maintenance System  
for High-Speed Maintained Floors  
or Low Maintenance Applications**



*Surtec Has the 'Solutions' for Your Maintenance Problems!*

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Surface  
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## Maintain Concrete and Stone Floors with the Surtec Maintenance System for High-Speed Maintained Floors or Low Maintenance Applications

When an expensive decorative concrete or natural stone floor is installed, ongoing maintenance is usually not a high priority. However, proper maintenance of concrete and stone floors will keep a floor's initial appearance for extended periods of time. Whether the floor will be maintained with automatic scrubbers and high-speed buffers or simply cleaned with damp mopping, Surtec products and procedures will help maintain the floor's initial high level of appearance.

### High Speed Maintenance Procedures and Products

#### Initial Application

1. Apply 2 coats of Surtec Stone Seal (3 if floor is porous) with micro-fiber flat mop to floor scrubbed clean using a slow speed buffer or automatic scrubber equipped with blue pads and a solution of Surtec LF-150 diluted at four ounces per gallon of water. After scrubbing and removing cleaning solution, rinse the floor with clean water.
2. After final coat of Stone Seal has thoroughly dried apply two to three coats of Surtec Ultra II floor finish using a lint-free finish mop. After floor has thoroughly dried, buff with high-speed electric, battery or propane burnisher.

#### Routine Maintenance

1. Dust mop, sweep or vacuum floor.
2. Using an automatic scrubber with white or red pads or using a clean wet mop, clean floor using a solution of Surtec Floorshine diluted at two ounces per gallon of water.

#### Periodic Scrub and Recoat

1. Dust mop, sweep or vacuum floor.
2. Using an automatic scrubber or floor machine equipped with blue or green pads, double scrub floor using a solution of LF-150 diluted at 3-4 ounces per gallon of water.
3. After thoroughly scrubbing the floor and removing all cleaning solution, rinse the floor using clean water and a clean mop.
4. After floor has dried apply one to three coats of Ultra II floor finish. For improved durability and greater gloss the floor may be high-speed buffed between coats of finish or after all coats have been applied.

**Note. If buffing between coats be sure to dust mop, sweep or vacuum dust created by buffing before applying subsequent coats of floor finish.**

### Low Maintenance Procedures and Products

#### Initial Application

1. Apply 2 coats of Surtec Stone Seal (3 if floor is porous) with micro-fiber flat mop to floor scrubbed clean using a slow speed buffer or automatic scrubber equipped with blue pads and a solution of Surtec LF-150 diluted at four ounces per gallon of water. After scrubbing and removing cleaning solution, rinse the floor with clean water.
2. After final coat of Stone Seal has thoroughly dried apply 2-3 coats of Surtec FP-575 floor finish using a lint-free finish mop.

#### Routine Maintenance

1. Dust mop, sweep or vacuum floor.
2. Damp mop floor using a clean mop and a solution of LF-150 diluted at 1 ounce per gallon of water.

#### Periodic Scrub and Recoat

1. Dust mop, sweep or vacuum floor.
2. Using an automatic scrubber or floor machine equipped with blue or green pads, double scrub floor using a solution of LF-150 diluted at 3-4 ounces per gallon of water.
3. After thoroughly scrubbing the floor and removing all cleaning solution, rinse the floor using clean water and a clean mop.
4. After floor has dried apply one to three coats of FP-575 floor finish.

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# Surtec Chemicals for the Maintenance of Decorative Concrete and Natural Stone Floors

**Stone Seal:** Interior Concrete, Natural Stone and Masonry Sealer. SURTEC STONE SEAL is a unique water base coating that effectively seals the pores of the concrete, while providing a high gloss base for any SURTEC waterborne topical seal or floor polish. By sealing the concrete, STONE SEAL provides excellent adhesion, and protects topical seals from the harsh alkalinity of the concrete. STONE SEAL may also be used as a seal over other masonry or ceramic tile surfaces, providing excellent adhesion to these surfaces where other sealers often fail. STONE SEAL may also be used by itself as a topical seal, providing a durable, high gloss, slip resistant surface with excellent durability under normal foot traffic. STONE SEAL is compliant with national V.O.C. limits for architectural coatings.

**Tie Coat:** Bonding Agent for Interior Wood, Concrete and Masonry. With its superior adhesive properties, SURTEC TIE COAT is specifically designed to act as a bond coat between difficult to coat substrates and protective floor finishes and waterborne sealers. TIE COAT may be used over interior wood laminate flooring and sealed wood, masonry, ceramic tile and concrete surfaces, providing excellent adhesion to these surfaces where other sealers often fail.

**Bond Coat:** High-Gloss Bonding Agent for Interior Wood, Concrete, Masonry and Resilient Surfaces. With its superior adhesive properties, SURTEC BOND COAT is specifically designed to act as a bond coat between difficult to coat substrates and protective floor finishes and waterborne sealers. BOND COAT may be used over interior wood laminate flooring and sealed wood, masonry, ceramic tile, concrete and factory sealed resilient tile or sheet surfaces providing excellent adhesion to these surfaces where other sealers often fail. BOND COAT may also be used as a bond coat for recoating wood flooring with waterborne polyurethane coatings such as SURTEC COURT COAT.

**Ultra II:** Ultra High-Gloss, High-Speed Buffable Floor Finish. ULTRA II combines exceptional leveling with superior surface adhesion and long-lasting shine. Outstanding floor protection and appearance can be achieved with less time and effort than ever before, resulting in significant material and labor savings. ULTRA II utilizes innovative polymer technology to provide floor protection with outstanding durability, gloss and safety. The superior adhesion of ULTRA II makes it the product of choice for all floor surfaces not affected by water, including marble, ceramic tile, terrazzo, brick, sealed wood, and especially vinyl composition and resilient tile.

**FP-575:** Heavy-Duty High Solids Metal Interlock Floor Finish. FP-575 is designed to achieve maximum gloss quickly and maintain it for extra-long periods of time. Each coat provides a clear, durable film for the protection of floor surfaces. The high solids, metal interlock system allows a floor to achieve beauty and protection rapidly without seal, thereby providing a savings in labor and material.

**FLOORSHINE:** High-Speed Floor Cleaner/Maintainer Concentrate. FLOOR SHINE uses new polymer technology to deliver a product that is both a floor maintainer and a gloss extender, to clean and prepare the polish film for Ultra High Speed Buffing. FLOOR SHINE works three ways simultaneously: it cleans the floor, hardens the finish, and brightens the gloss. Slip resistance and safety are also improved, and recoat and stripping frequencies are reduced, resulting in increased economy in maintenance. As a gloss extender, FLOOR SHINE can be used to quickly rejuvenate high traffic wear areas, increasing the gloss and durability of the floor finish, leaving a freshly recoated appearance without the problems associated with constant recoating. Best results are obtained when used on floors that have a good foundation of SURTEC ULTRA II, FP-575, or other SURTEC floor polishes, and are maintained with a high (or ultra high) speed maintenance program.

**LF-150:** Low Foam Heavy-Duty Cleaner Concentrate. LF-150 is a low-foaming version of SURTEC HC-150, a heavy duty, water base cleaning concentrate. It may be diluted to accomplish many specific cleaning requirements, especially in automatic floor scrubbers or other equipment where foam control is required. LF-150 is specifically formulated to deliver all of the cleaning power of HC-150, without excessive foaming. Because of its built-in water softeners, LF-150 mixes quickly in hot or cold, hard or soft water. At proper dilution ratios, LF-150 is safe to use on any surface not harmed by water, such as aluminum, plexiglas, painted surfaces, tile and terrazzo floors, etc.

# Surtec Manufactures and Distributes Everything You Need for Concrete and Natural Stone Floor Care

*Surtec Has the 'Solutions' for Your Maintenance Problems!*

- The Surtec Automatic Finish and Sealer Applicator System:  
Cuts Finishing and Sealing Time in 1/2!
- The Surtec Polivac:  
The ONLY High-Speed Electric Buffer with Active Vacuum!
- The Surtec Acti-Vac Vacuuming High-Speed Propane and Battery Burnishers:  
The ONLY Patented Active Vacuum System for High-Speed Buffing!
- Surtec Contractor Floor Buffers:  
Built for Economy and Durability!
- Surtec 450 Wet and Dry Vacuum:  
Experience the Power of Two Full Power Vacuum Motors with Room for a Third!  
Available in Stainless Steel Tank or Poly Tank.
- Surtec High-Speed Turbo Dryers:  
Everyday Low Price for a Rugged Contractor Unit!
- Surtec is a leading distributor for:
  - NSS
  - Advance
  - Clarke
  - Minuteman
  - Windsor
- Surtec Has the Largest Mobile Equipment Service Fleet in the Western United States.  
Surtec Services the Equipment it Sells!
- Surtec is a Full Line Distributor for Items such as Micro-Fiber Applicators, Mops, Handles, Buckets, Floor Pads, Safety Equipment,



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