



# Tile & Floor Care

Leaders in floor care technology

## D.I.Y. Guide to Cleaning & Sealing Saltillo / Terracotta Tiles

[www.tilecare.net](http://www.tilecare.net)

### After laying:

During grouting make sure all excess grout is removed from the surface with a damp clean cloth or sponge and fresh clean water. Washing grout off the surface with dirty water and / or dirty cloth or sponge does not clean the surface. Any grout residues will impair the finish after sealing and will result in a very expensive repair. Inspect the floor after grouting and cleaning.

### Choosing a sealer:

When sealing Saltillo/Terracotta tiles there are generally two types of sealers you may use; they are Top Seal and Seal n Boost. The sealers give different finishes to the tile and protect the tile in a different manner. It is imperative to check the features of the sealers before choosing.

Always test the sealer on a loose tile first to ensure that the pigment is color-fast before treating the floor.

| Name              | Top Seal  | Seal n Boost                                    |
|-------------------|---|---|
| Type              | Acrylic   | Acrylic   |
| Use               | Interior & Exterior                             | Interior & Exterior                             |
| Base              | Water   | Solvent   |
| Finish            | Satin   | Satin   |
| Color Enhancement | Minimal Color change                            | Considerable color change                       |
| Coverage          | 75F <sup>2</sup> to 270F <sup>2</sup> per quart | 75F <sup>2</sup> to 130F <sup>2</sup> per quart |
| Maintenance       | Daily Cleaning: Quick Clean                     | Daily Cleaning: Quick Clean.                    |

## **Sealing with Top Seal:**

### **Directions**

1. Take care to read all instructions and tips before the application so that you can plan the application correctly.
2. Mask off any adjacent areas that needs to be protected during the application.
3. Ensure that the tile is clean and free from grout, cement, oil, wax and other stains. (Clean with the correct TFC product if necessary.)
4. Ensure that the tile is dry enough to accept the sealer. (wait approx. 8 hours after cleaning)
5. Using a suitable applicator apply a liberal coat of Top Seal. Do not allow pooling.
6. Wait approx. 2 hours for the coat to dry (longer in cool conditions)
7. Apply a second coat or a third coat if necessary

### **Choice of finish:**

Satin – Once you have applied the final coat of sealer, leave to cure to a satin

Gloss – Once the final coat of sealer is cured apply 2 coats of Maxi Shine (not recommended for exterior use.)

### **Maintenance**

1. For daily cleaning - clean with TFC Quick Clean.
2. Heavy duty dirt & grime - use TFC Easy Clean diluted with water (see label for dilution rates.)

Always rinse with fresh clean water after cleaning with Easy Clean.

## **Sealing with Seal n Boost**

1. Read all instructions and tips before the application so that you can plan the application correctly.
2. Mask off any adjacent surfaces that need to be protected during the application.
3. Shake or stir well before use.
4. Ensure that surface is clean and free from grout, cement, oil, wax, and other stains. (Clean with the correct TFC product if necessary).
5. Ensure that the surface and grouting are uniformly dry before application. Wait 24 hours after washing before applying the sealer.
6. Using a suitable applicator apply an even coat of Seal n Boost to the surface. Do not allow bubbles or pooling.
7. Allow to dry for 2 hours between coats, and then apply another (thin) coat. In most cases a minimum of 2 coats is necessary.

Apply more coats at 2 hour intervals (if required), until a uniform even sheen is achieved.

### **Choice of Finish**

Satin – Once you have applied the final coat of sealer, leave to cure to a satin finish.

Gloss – Once the final coat of sealer is cured apply 2 coats of Maxi Shine (not recommended for exterior use.)

### **Maintenance**

1. For daily cleaning - clean with TFC Quick Clean.
2. Heavy duty dirt & grime - use TFC Easy Clean diluted with water (see label for dilution rates.)

Always rinse with fresh clean water after cleaning with Easy Clean.