

Oxi Seal Multi Surface Sealer Application Instructions

Surfaces: VCT Tile, Linoleum, Terrazzo, Worn Epoxy and Hard Tile & Grout.

Warning - do not use on Porcelain or Glazed Tile as you will end up with an uneven appearance that can not be easily removed.

Before we begin let's make sure we are using this product with wide open eyes. The following instructions are for surfaces that "Don't Need Restoration" such as Grout Replacement, Grinding of the surfaces to get rid of deep scratches, gouges or for badly blemished areas. Those problems need to be addressed before using this product. Once the problems have been taken care of you are ready to use this product. With the above in mind, let's begin.

Step 1 – Inspect the floor to be treated to make sure that it currently does not have any Floor Finish on it. If it has a Floor Finish on it you must remove it with an appropriate commercial Floor Stripper before beginning the process of using any of the Simix Products. Because our product is not compatible with other Floor Finishes you may have to strip two or more times to thoroughly remove all of the old Floor Finish. If needed please use diamond polishing pads to assure that all residues is gone and the surface represents exactly what you want it to look like before apply the Simix product.

Step 2 – After the Floor Finish has been thoroughly removed clean surface using Simix Oxi One All Purpose Cleaner to get rid of the residue from the stripper and old wax along with any Laitance, Dirt, Grease, and Oil that may have been under the old Sealer. Mix one scoop of the Oxi One to one Gallon of Hot Water and mop onto surface. Next use the first step Diamond Buffing Pad or the equivalent of the 3-M High Pro Pad on a Floor Machine, work the area for several minutes to breakdown the residue for easy removal and to get a smooth surface that will create a shine. Remove and then rinse at least twice with clear water to assure that the entire residue is now gone using the final step Diamond Polishing Pad. You must have a clean water break after cleaning. No beading of water should be observed after thorough cleaning and the floor should have a squeaking clean feel that has a slight shine to the surface.

Caution: If there are any stains in the grout please re clean. Once the Sealer is put on you will not be able to get them out as the Sealer can only be removed by sanding it off.

Step 3 – Allow surface to visibly dry. Use appropriate air handlers to speed up the process.

Step 4 – Using the Americo Extreme Hogs Hair Pad proceed to work the floor using either a Floor Machine or a High Speed Burnisher to create a Shine on the surface you are about to apply our product to. It is extremely important that this step be done in order to achieve the maximum shine. Not all floors are the same so you will end up with different levels of shine depending on what the surface is. Terrazzo and VCT Tile will give you a greater shine than Concrete or Hard Tile & Grout.

Step 5 – Shake the Sealer container to put the Nano particles of TiO₂ back into suspension. This procedure must be repeated every 30 minutes during use or before each use.

Step 5 – Use only a Flat Micro Fibers Applicator Pad to put the Sealer down. Pour enough of the Sealer down to thoroughly wet out the pad and to begin application. The Technique for application is a rapid side to side sweeping motion with constant pressure on the handle with enough of the product on the surface to always maintain a wet appearance while you are mopping. We recommend four side by side movements, two up and down movements followed by at least two more side by side strokes to complete the application process on VCT Tile and Linoleum. This is all about breaking surface tension and creating a smooth and even appearance. For all other surfaces you can cut back by at least half the number of movements. Please keep it thin.

Step 6 – Allow to dry. Indoor application is subject to Temperature and Humidity so drying times will vary. You can speed up the process by putting a fan on the surface

Step 7 – Once the surface is visibly dry begin to polish the surface using a high speed burnishing machine with the Americo Extreme Hogs Hair Pad or equivalent. It is best to do this ASAP but do not wait longer than 24 hours as it will extend the polishing time. If you do not have a High Speed Burnisher than use the Floor Machine to polish the floor.

Step 8 – The preferred method of burnishing is to use a High Speed Propane Powered Machine with the most aggressive Hogs Hair Pad available. The added weight along with the higher speeds available vs. the typical 1,600 to 2,000 rpm electric burnisher will significant cut your polishing time. It typically takes between 3 to 6 passes with the machine to achieve the results you are looking for. The heavier you put the coating on the longer it will take to achieve the desired results. Remember, Thin is best when applying the coating.

Step 9 – If a second coat is desired you can immediately put it down following the above instructions. Immediately Burnish. Never put on more than 2 coats at a time and wait at least 2 weeks if a third coat is needed/desired.

Step 10 – Do not use any cleaners or cleaning equipment on the Sealer for at least 24 hours. The final full cure for the product takes upwards of 5 – 7 days.

Things to look for:

1. If the product crawls when applied, immediately remove the material and repeat the cleaning process. The product should always wet out on the surface.
2. If after re cleaning and the surface continues to reject the material, stop immediately and remove with Hot Water. Rinse several times to make sure you have removed the product and do not attempt any further application.
3. If a customer only wants a flat or matte finish no polishing is necessary. It should be noted that over time foot traffic along with scrubbing pads will slowly create a shine on the finish. On a natural stone floor in St. Augustine Florida that reportedly has approximately 6,000 people a day going across it five days a week, after 33 months the floor went from a flat finish to a semi-gloss in the major traffic lane with no visible scuff or scratch marks.
4. If you do not have a High Speed Burnishing Machine available you can achieve a shine with a two speed Floor Scrubbing Machine. The amount of time needed to polish the surface will depend on the speed of the machine along with the weight of the machine. A 175 RPM Machine weighting 90 lbs will do between 500 and 1,000 sq. ft. per hour vs. a 350 RPM Machine weighting the same you can expect to do between 1,000 to upwards of 1,500 sq. ft. per hour. It should be noted that all of these are estimates that have been observed during in field applications.

Please note: It is important that you inspect the pad to make sure it is not loading up with excess material from the polishing. If you see this taking place, take the pad off and shake off the powder or flip the pad over. If you go to rinse the pads out they must be dried before putting them back on the machine. It is best to go to a job site with at least several extra pads.

5. If you see any swirls or smears on the surface after polishing or you observe surface scratching that is because you did not remove the entire residue from the old wax and stripper. Over time foot traffic and cleaning with a floor machine using a scrubbing pad will gradually remove the residue.
6. It should be noted that over time a high volume of foot traffic turns a matte finish into a semi-gloss to almost a gloss finish.
7. Depending on the location of the Sealed Surfaces cleaning should consist of nothing more than Vacuuming or Dry Mopping to keep the surface clear of dirt and debris. If Parking Lot Grime is an issue than Hot Water Wet Mopping with the Simix Oxi One All Purpose Cleaner to maintain the floor finish. Following instructions on the container for mixing, applying and removal. As a rule one scoop of powder to 15 Gallons of hot water will be more than sufficient to

- properly maintain the floor except in Kitchen area's where you are working with large amounts of grease and oil where the product should be used at full strength.
8. Daily use of an auto scrubber using a very light pad with just water will not harm the surface but may in fact help to increase the shine. It is recommended that you use 1 scoop of the Cleaner in 15 Gallons of water at least once a week to assure that all parking lot residue is kept off of the floor.
 9. Proper cleaning will give you years of easy to maintain floors in even the most difficult high traffic areas. The product dries to an almost clear matte finish on white or cementitious grout. On colored and Acrylic Grout you may observe a slight white haze if you over applied the product in the Grout Lines. This haze is due to the non porous nature of the Grout. Over an extended period of time this haze has been observed to slowly erode away with the use of floor machines that have Tile & Grout brushes on them. It is best to wait at least 14 days before you attempt to remove the haze as a full cure is necessary for easier removal.
 10. Future re coats will only be needed in High Traffic Areas. Once the surface loses its luster a thorough cleaning with the Simix Oxi One All Purpose Cleaner is all that is needed before you re coat the affected areas. Follow the same procedure as you did the first time.