# Floor Sealing and Waxing Best Practices

- Line mop bucket with a trash bag before adding seal or wax- this prevents contamination and can be tied off for overnight storage
- Don't wring out wax mop. Dip it and push down in wringer leaving wet but not dripping
- Only use seal when you are down to bare tile
- Apply an extra coat of seal in entryways- it is salt resistant
- If bathroom floors require finish, use seal only under fixtures- it will hold up to urine acids
- Dry time is around 30-60 minutes, but vary depending on ventilation and humidity
- Before recoating, press hand in a spot you think is dry for 5 seconds. If the print remains when you remove your hand, it isn't dry enough to recoat
- Don't seal or wax ceramic tile, quarry tile, or rubber flooring
- Keep it 8-12 inches away from the wall in a straight line. This prevents buildup in areas not walked on
- Regular coverage is about 1500 sq. ft. per gallon

# Floor Sealing and Waxing Standard Procedure

## After stripping down to bare tile:

- Apply 2 coats of seal and 2 coats of wax (finish)-more is not better!
- In heavily used entryways apply 3 coats of seal.
- Only apply 1st coat of seal to wall, leave the other coat of seal and 1st coat of finish coats 8-12inches from the wall. Apply final coat of finish to wall. Frame the area with a straight line.

## After a regular scrubbing when some seal is still left on the floor:

- Apply 2 coats of finish keeping 8-12 inches from wall
- No seal is needed unless you have bare spots