

# **Wausau Tile, Inc. Care & Maintenance and Warranty for Precast Terrazzo**

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## Maintaining Wausau Precast Terrazzo

Wausau Tile precast terrazzo can be maintained to retain the attractive appearance and prolong the life of the terrazzo. Before deviation from the instructions, contact your local terrazzo contractor for advice. Always keep rinse water, mops & pails clean!

### **Weekly Maintenance:**

Lightly, with a damp mop, mop soiled floors with neutral cleaner. Heavily soiled floors should be scrubbed with a mechanical buffing machine and neutral cleaner. Mop up residue with clean water before it dries. Allow to dry and buff with a dry brush.

### **Daily Maintenance:**

Sweep using yarn-wick brush treated with sweeping compound. Hand work stubborn stains and scuff marks with neutral cleaner diluted in warm water.

### **Semi-Annual Maintenance:**

1) Strip all old sealer and any finish coats. 2) Reseal clean floor.

### **Notes:**

Allow your neutral cleaner, once applied to the terrazzo surface, time to react. It is designed to loosen foreign matter. Several minutes should be adequate, but do not allow solution to dry on the surface.

**WARNING** - It is important that any sealer or dressing be listed by underwriters laboratories for slip resistance.

The preceding maintenance suggestions have proven over time to provide the owner with the lowest maintenance cost of any floor system.

Some options to the above include the following:

Apply high luster finishes on top of the sealer to the desired sheen. These normally require the added expense of spray buffing to maintain the sheen. Terrazzo, unlike other floors, does not require this for wear protection.

There is another process that would produce a sheen without the application of sealers. As you clean your floors with the neutral cleaner / water solution, your final mop picks up the majority of this cleaner, but still some remains on the surface. After several such procedures, the residue of cleaner will become buff-able and result in a sheen with buffing after each washing. This method of achieving a sheen never requires the stripping action, thus, reducing your maintenance costs. This is not recommended in areas exposed to staining materials.

As of late, some owners have been testing new technologies from the marble and granite industries to produce super high gloss finishes without day-to-day re-coating. These include diamond pads for mechanical honing and polishing as well as crystallization/vitrification products. As of this time this association does not know the long-term maintenance cost of these systems.

### **Notes:**

In the event that your floor becomes heavily soiled, consult with your local terrazzo contractor or this association for directions before using any miracle cleaner suggested by someone not familiar with terrazzo. Ignoring this warning could prove harmful to your floor surface.

### **Do's and Don'ts for Floor Care:**

Helpful tips for terrazzo maintenance: your terrazzo has been ground and polished and sealed with a penetrating terrazzo sealer. This protects your surface from immediate stains, but no spillage should be ignored and allowed to soak and dry into the floor. Good housekeeping procedures require that your floor remains clean.

1. **DO** ask your installing terrazzo contractor to recommend the proper neutral cleaner and sealers to be used on your floor.
2. **DO** dust mop your floors daily, this not only picks up the dust, but also the grit tracked into your building. The grit acts as an abrasive on your hard surface floor.
3. **DO** scrub your floors a minimum of twice a week, where a new terrazzo floor has been installed for the initial two to three months, as the construction dust is still in the air, and will eventually be deposited on your floor. After this period, once per week, depending on the amount of foot traffic, keep your floor clean in appearance. Always rinse your floors well to prevent a build up of cleaner residue that could become slippery.
4. **DO** seal your floors with a water-based acrylic sealer in accordance to the manufacturer's instructions. Normally, a new floor requires two or more coats, which provide a good sheen for a period of 45 to 60 days, before needing additional coats. Underwriters Laboratories should classify sealer, as slip resistant with a rating of minimum 0.5.
5. **DO** use maintenance products designed for terrazzo.
6. **DO** allow your neutral cleaner, once applied to the terrazzo surface, time to react as designed to loosen foreign matter. Several minutes should be adequate, but **DO NOT** allow solution to dry on the surface.
7. **DO NOT** use purely surface waxes, or all-purpose sealers. Employment of such can result in slippery surfaces.
8. **DO NOT** use all-purpose cleaners containing water-soluble inorganic or crystallizing salts, harmful alkali or acids. Use of such products could prove harmful to your terrazzo floor.
9. **DO NOT** use cheap cleaners or sealers since the majority of your maintenance costs is labor.
10. **DO NOT** try miracle cleaners or sealers on your floor without getting an opinion on such products from your terrazzo contractor of this association.

## **New Terrazzo Floors:**

This bulletin addresses the most frequent questions that we hear: “Why doesn’t my new cement terrazzo floor have the sheen and luster of my neighbor’s?” “Mine looks blotchy and dull!” There will be a significant difference in appearance between a new floor and one that has time to age. Chances are, the aged floor gave the same experience when it was installed. Terrazzo, like fine wine, gets better with age. While your terrazzo floor may lack the beauty you expect initially with natural cure and the passing of time, your floor will have the luster and beauty that terrazzo is known for. To further explain why this occurs, we offer the following information.

Moisture is added to the terrazzo products in the composition, curing, grinding, grouting and polishing stages. Structurally, with this much moisture, you can be assured of quality installation. You can also expect the water to dissipate and escape through the finished surface. It is necessary to regulate the moisture evaporation. Therefore, the terrazzo must be sealed with a penetrating type sealer. This further increases the time that it takes for the system to cure. This trapped moisture will migrate to the area adjacent to the strips, causing this to be darker until it is completely cured. It is not unusual, for this moisture to create efflorescence and/or tarnish metal dividers. Maintenance personnel using an 80 grit or finer 3-M type screen mesh pad under the scrubbing machine during normal maintenance procedures can remedy this. The building must first be climate controlled and the floor thoroughly cured before this will be effective. The curing time will vary depending upon temperature, humidity and ground water conditions. After the tarnish is removed, the screen pad should not be used. Each passing day, with normal maintenance, the aesthetics of your terrazzo floor will increase. Obviously, this requires your patience, but rest assured that the results will be rewarding.

## **Notes:**

This document is copied directly from The National Terrazzo & Mosaic Association, Inc. literature.

## **Wausau Tile Warranty:**

1. Use constitutes acceptance of material.
2. Purchaser understands that natural stone products, such as marble and granite, are inherently subject to variations in shading and markings. Purchasers acknowledge that they will inspect and accept shipments with the full knowledge and understanding that any claims concerning the acceptability of the product must be presented to Wausau Tile, Inc. and resolved prior to installation. Owner shall provide Wausau Tile, Inc. with written notice of any defects in the precast terrazzo and any claims under this warranty prior to installation. Such notice shall be given by registered mail to Wausau Tile, Inc.
3. At such time as the precast terrazzo is installed, Wausau Tile, Inc. assumes no further responsibility for the precast terrazzo for any reason whatsoever.
4. During the term of this warranty, Wausau Tile, Inc. shall have access to the precast terrazzo for inspection during normal business hours.

5. If there is a failure of the Wausau Tile, Inc. precast terrazzo within the scope of this warranty, Wausau Tile, Inc. will remanufacture the precast terrazzo and pay transportation costs to the job site but, in no event, shall Wausau Tile, Inc.'s obligation over the life of this warranty exceed Owner's original cost of the materials supplied by Wausau Tile, Inc. The remedy stated herein is the **SOLE AND EXCLUSIVE REMEDY** for failure of the precast terrazzo. **WAUSAU TILE, INC. SHALL, UNDER NO CIRCUMSTANCES, BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, DAMAGE TO THE BUILDING OR THE CONTENTS OF THE BUILDING.**
6. **THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. NO REPRESENTATIVE HAS AUTHORITY TO MAKE ANY REPRESENTATIONS OTHER THAN THOSE STATED HEREIN.**
7. This warranty shall not be applicable to damage or loss caused in whole or in part by:
  - a) Natural disasters, including, but not limited to, earthquakes, floods or other similar natural disasters.
  - b) Vandalism, acts of war or civil disobedience.
  - c) Alterations to the precast terrazzo or installation of structures, fixtures or utilities on or through the precast terrazzo without written approval of Wausau Tile, Inc.
  - d) Settling or other movement or failure of the structure, or failure of other components to which the precast terrazzo is set upon.
  - e) Environmental fallout or manufacture in the building of commercial/industrial solvents, acids, caustic fluids, oils, waxes, greases, salt, absorbent clays, bleaches or plasticizers that may cause damage to the precast terrazzo.
  - f) Failure by Owner or lessee to use reasonable care in maintaining the precast terrazzo surface.
  - g) Acts of negligence or misuse by parties other than Wausau Tile, Inc. or the authorized installation contractor.
  - h) This warranty becomes effective only when all bills for installation, supplies and service have been paid in full to the installation contractor and Wausau Tile, Inc. Notwithstanding the foregoing, the provisions of paragraph 6 above shall remain in full force and effect and, under no circumstances, will Wausau Tile, Inc. be liable for incidental or consequential damage.



## WAUSAU TILE PRECAST TERRAZZO LIMITED WARRANTY

Job Number: \_\_\_\_\_

Building Name: \_\_\_\_\_

Building Owner: \_\_\_\_\_

Address of Building: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Date of Precast Production: \_\_\_\_\_

Date of Final Delivery/Acceptance: \_\_\_\_\_

Installation Contractor: \_\_\_\_\_

Address of Contractor: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

For a period of (\_1\_) years, commencing from date of final inspection and acceptance indicated above, Wausau Tile, Inc. warrants to the Building Owner ("Owner") above that, subject to the terms, conditions and limitations stated herein (INCLUDING ALL TERMS ON THE REVERSE HEREOF), Wausau Tile, Inc. will remanufacture Wausau Precast Terrazzo to correct defects in surface, color and/or texture caused by poor workmanship in manufacturing. Wausau Tile, Inc.'s obligations over the period of this warranty are limited to the Owner's original cost of the Wausau Tile, Inc. Wausau Precast Terrazzo. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Print Name