



Residential:

In interior residential situations the typical method is the use of a impregnator sealant followed by a light coat of wax which is lightly buffed.

We have tested many brands of impregnating sealants on our tiles. Miracle Sealant Products (available at Home Depot and tile supply shops) have shown to be the best brand in our trials. We use recommend first Miracle Pours Plus for best protection against both oil based and water based stains. Home Depot sells a slightly dilute version of Porus Plus called Miracle Super Seal. Their Miracle 511 is great for water based stains and costs less than Porus Plus so if you think your tile will not be subject to oily stains consider using the Miracle 511. Follow the directions on the package.

When sealant on tile is dry, follow with a light coat of paste wax or liquid emulsion wax. This is the non-colored clear wax used on hardwood floors or furniture. Difficult to find at grocery stores these days but available at hardware stores, janitor supply or online—see our website for links. The wax will need to be re-applied in high traffic areas maybe every 6 months. This treatment results in a satin sheen, silky feel underfoot. Not particularly slippery.

Kitchens and Pool Areas: For residential areas where food or water is present: Consider our recommendations for commercial jobs.

Recommended Sealers for Commercial Locations:

StoneLok™ "MLT Plus" ...a high performance water-based sealant

Richard James Specialty Chemicals Corporation.

24 Ridge Street

Hastings-On-Hudson, NY 10706

Phone: (914) 478-7500

Fax: (914) 478-7516

www.rjsconline.com-- Contact Richard James Specialty Chem Co. directly, they ship world-wide.

This company has been selling sealants for use in commercial high traffic areas for 10 years. On our cement tiles, they have recommended:

StoneLok™ "MLT Plus" is penetrating polyurethane made from minute particle size polymers to provide superior "spread and flow" and evenness of penetration and protection. Chemical bonding ("locking") of the StoneLok resins to the substrate (and/or recommended primer) is permanent to ensure stability and durability. StoneLok "MLT Plus" is vapor permeable to allow substrates to breathe without risk of delamination or buckling. Developed for indoor as well as outdoor use, "MLT Plus" delivers little or no substrate color enhancement. The abrasion- and chemical-resistances of this coating are proven in a major metropolitan transportation center and several art museums, installations with the most rigorous performance requirements. On porous substrates, application is with a brush, roller or HVLP sprayer. On smooth surfaces or over a primer, an HVLP sprayer is required. Airless sprayers can be used by skilled applicators. Coverage rates will range from 300 – 650 sq.ft./gal depending on substrate; and typically over 500 sq.ft./gal for a 2nd coat.