



## UNICO PLASTER SYSTEM MAINTENANCE AND CARE GUIDE

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### OVERVIEW

ROMABIO UNICO PLASTER SYSTEM is a tough and very durable decorative resin coating used in multiple applications; Home and Commercial Floors, Sunroom Floors, High Traffic Hallways and Walkways, Interior and Exterior Walls, as well as Tubs, Sinks and Floors or Walls in Bathrooms, Spas or Saunas, etc. Waterproof at every stage, the UNICO Plaster System is easy to maintain if you follow some general guidelines.

It is a good rule to stay connected with the product supplier and the applicator who installed the Unico Plaster System, as maintenance includes thorough cleaning, indicated by the manufacturer's guidelines, and minor repairs/maintenance which must be handled by a skilled professional. Preferably one who is familiar with the job.

You will want to provide at least minimal maintenance for a UNICO floor, shower, tub or sink to keep them in top shape. Even though they are low maintenance, common sense should prevail in caring for them. Always use the least aggressive products & tools when possible, escalating only if needed.

### POST-APPLICATION GUIDELINES for all UNICO Surfaces

*Your UNICO surface reaches optimal strength with seasoning, this is a process that requires at least one month, based on the type of material used. Temperature and the ambient humidity rate are key factors. In the days and weeks following the final phase of application, follow the guidelines below.*

#### First 72 hours after Completion

- Wait at least 72 hrs after application of the final coat before normal use or wetting of the surface. This includes additional labor that requires touching walls, walking on floors or placing furniture and ladders.

#### 1 – 4 Weeks after Completion

- Avoid placing heavy furniture or any items with a small focal point (think of things that would dent carpet).
- Before carrying out whitewashing, painting, electrical work, plumbing, furniture handling or anything other than gentle use, protect the floor with cardboard and cellophane.
- Place protective felt pads on all furniture, chairs, tables, taking care to lift them and not drag them while moving.



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### **GENERAL MAINTENANCE** for FLOORS and WALLS

You might be surprised to hear that cleaning your UNICO finish does not require the use of soap-based detergents. Maintenance and cleaning procedures for floors and walls are generally the same, with some specific differences for floors, such as sacrificial waxing and suction cleaning. Soap-based floor cleaners and detergents can build up on the surface, causing a haze to appear on the surface that only gets worse over time.

Routine cleaning of floors is best done weekly, excluding unusual events, with just a soft deck scrubbing brush and warm water, which should be sufficient to remove most stains and spills from the surface. Remove dirt, sand and other grit and abrasives from your UNICO floor with a vacuum thoroughly before wet cleaning with any product or tool, as any dirt or debris remaining on the surface before applying water can cause scratches in the resin. Make sure the wheels of the vacuum are made of a non-abrasive material to prevent scratching the flooring.

### **Recommended PRODUCTS for Maintenance:**

*The simplest products should be tried before escalating. We advise conducting a small test in a discrete area before applying the product to the entire surface, ensuring the desired results.*

- Simple Water (cold or warm)
- Ammonia & Water Solution (2oz–3oz Ammonia per gallon of warm water)
- Mild Degreaser & Water Solution
- Neutral Soft Soap & Water (rinse afterwards to avoid build-up of soap)
- pH-neutral Detergents
- Floor Waxes Approved for Resin

### **Recommended TOOLS for Maintenance:**

*Always use the least aggressive tools before escalating to minimize scratching or damage.*

- MicroFiber Cloths
- Non-Abrasive Cloths
- Soft Deck Scrubbing Brush
- Shop Vac with SOFT Brush Attachment
- Vacuum w/Non-Abrasive Wheels or Attachments
- Non-Abrasive Mop
- Soft Broom
- Non-Scratch Scrubbing Sponges

### **DO NOT USE**

- Vinegars
- Comet or other abrasives
- Citrus Based cleaners
- Acids (or Acid-Based cleaners)
- Descale Products
- Chlorine
- Undiluted/Underdiluted Ammonia
- Sodas
- Bleach
- Steel Wool or other Abrasive Tools
- Stiff Brushes



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### **BEST PRACTICES & TIPS** for Floors and Walls

- **Liquids such as vinegar, wine, oil, boiling oil or coffee must be removed ASAP** or within 1 hour if possible, to prevent them from attacking the protective layer of the transparent Topcoat.
- **Dirt and grit will embed or scratch a UNICO floor** so it's a good idea to remove sand or dirt on a regular basis. Even though resin floors are tough, they can start to show the damage from multiple scratches over time. Use a soft broom, shop vac with a soft brush attachment or regular vacuum with clean wheels to avoid scratching.
- **There are products available on the market called "Wash&Wax"** that provide both cleaning and protective functions. Washing helps to remove stubborn dirt from the floor, while waxing with a metallic wax creates a protective film that acts as a sacrificial layer, guarding against scratches and wear. Before using check that they are compatible with resin surfaces.
- **Some stains, such as rust, need to be lightly scrubbed** with a non-scratch scrubbing sponge or a soft deck brush and warm water. Avoid using steel wool, harsh chemicals, Comet, or other abrasives. NEVER use citrus cleaners, acids or vinegars as they will break down the clear Topcoat.
- **Dirt and grit will embed or scratch a UNICO floor** if allowed to remain there. It's a good idea if you remove all sand or dirt on a regular basis because even though Resin floors are tough, they can start to show the damage from multiple scratches over time.
- **Clean up spilled oils, gasoline, paint and household cleaners immediately**, because they can damage the surface of a resin floor if allowed to sit for too long. Wipe them up with shop towels or cloths as soon as the spill occurs. For spills on sandy/dirty floors or to clean up abrasive liquids, use a shop vac with a soft brush attachment to avoid scratching.
- **Floors and walls in UNICO resin are waterproof** and therefore most liquids shouldn't seep into the floor. This applies to water, tea and fruit juices, soft drink, etc. But it is always best to clean spills up right away.



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### **GENERAL MAINTENANCE** for Shower Walls, Shower Trays, Tubs, Sinks, Spas and Saunas

*The resin applied to the shower trays aids their cleaning as it prevents fungi and molds by being a smooth surface without joints.*

*For the daily cleaning, it is advisable to use water and neutral products or soaps, taking care to use only soft sponges or cloths. The use of abrasive sponges could damage the surface of your UNICO finish.*

*The presence of ferrous metals, calcium and limestone in the water, if left to pool, could lead to the appearance of stains especially in the corners where the water pools longer. Therefore, the removal of any residual dirt, limescale or mineral deposits is periodically necessary.*

#### **Neutral soap (daily use):**

- The use of **non-abrasive**, neutral soap is certainly the most practical and fastest method and can be used after each use. Rub the surface with a soft sponge dipped in soap, rinse and dry.

#### **Sodium bicarbonate:**

- Pour a 5-gallon bucket half-full of warm water and add two full cups of bicarbonate powder to, then apply and leave the mixture to act for about two hours. Rinse with warm water and dry with a damp cloth.

***While there are different methods, it is most important is to maintain consistency and avoid abrasive products, harsh chemicals and acids. See page 2 for a complete list of acceptable cleaning products and tools.***

### **EXTRAORDINARY MAINTENANCE** for Long-Term Rejuvenation or Damage

UNICO surfaces that are not subjected to high traffic and are regularly cleaned and protected by using metallic waxes, may still need an exceptional maintenance every 8-10 years. This time frame is related to the use and the type of traffic. This rejuvenation requires that the surface is sanded, and a new coating of protective varnish is applied which will return the surface to its original beauty. This work typically requires a professional and about half a day's work depending on the scope. Then follow Post-Application Guidelines.

If extraordinary events occur, such as damage, extreme staining, overexposure to a corrosive substance, or if not properly maintained over the years, skilled maintenance will be needed. This requires the floor or wall to be sanded (prior dewaxing if treated with wax) and, depending on the severity, a re-application of the finish, thus eliminating the top layer and the related signs of wear and tear. Then it will receive a new coating of protective varnish to restore its strength and beauty.