



Owner's Manual



A product brand of LATICRETE International, Inc.





Congratulations!

The floor in your facility has been treated with L&M Seal Hard, the concrete industry's premier concrete surface densifier, sealer, and hardener. Seal Hard gives an unequalled combination of long life, good looks, and low cost maintenance. This manual describes the long-term benefits of owning a Seal Hard floor and suggests a few, low cost ways to maximize its benefits.

Here are a few simple tips to keep your floor looking its best and lasting its longest.

The Single, Most Important Thing You Can Do Now... Wash It!

Seal Hard improves with age. Unlike most coatings, paints, or sealers, Seal Hard floors look better, not worse, as they age. The beauty and protection of Seal Hard wears in—not off. When first applied, Seal Hard begins a complex chemical process that converts elements present in the concrete to produce a denser, stronger, more beautiful floor. This densification process takes place primarily during the first two to six months. It then continues indefinitely over the life of the floor, at a diminishing rate. During the first six months you can speed this process by simply washing the floor. Scrubbing with water intensifies and accelerates this conversion process and is the single most important thing you can do to maximize the long term benefits of Seal Hard during the early life of your floor.

Your Seal Hard floor will continue to densify. Rapidly at first, then more slowly as the concrete ages. As the floor continues to densify, it becomes more beautiful and your cleaning time will decrease. Oil and other contaminants will find it more and more difficult to penetrate the treated floor. Seal Hard won't wash off, so wash as often as you like. The more frequently you wash the floor, the better it will look.



Untreated concrete floors are subject to tire marks.

Seal Hard floors resist tire marks.

Seal Hard floors resist tire marks, but in the rare cases when marking does occur, tire marks can be cleaned with L&M Citrex.



Your Seal Hard floor will continue densify over time. Rapidly at first, then more slowly as the concrete ages. As the floor continues to densify, it becomes more beautiful and your cleaning time will decrease.

Floor Tips

How a Seal Hard floor shines.

For most floors, a regularly scheduled, frequent cleaning program will develop a long term, low cost, satin sheen on your floor.

Floor sheen is due to the tightening of the surface pores in the concrete and the polishing of the hardened surface through traffic and cleaning and happens over a period of time.

Waxes or other coatings are not recommended for your Seal Hard floor.

Early application of these products may provide a temporary shine to the floor, but their use is not normally recommended. Extra coatings will impair the natural process of densification and will postpone the natural luster provided by Seal Hard.

In fact, coatings in general may be a waste of money. Provided the concrete floor surface is not porous or worn, a sheen will become apparent within a few months time.

Your Seal Hard Floor Will Get Better With Age.

Chemical densification is a process that occurs over time. In the first few months after Seal Hard has been installed the chemical densification of your floor continues to increase. During these early months, the floor is most susceptible to staining. A good maintenance program will ensure a healthy start to your new floor.

Protect your floors from spills.

Most spills on treated floors will not deeply penetrate the concrete, as the stain is typically contained at the very surface by Seal Hard. A maintenance program of regular cleaning will eventually lighten most captured stains and they will continue to lighten with each cleaning.



Wash the floor frequently during its first six to twelve months.

Frequent washing will increase the luster of your floor and build its resistance to contaminant penetration. L&M Construction Chemicals recommends a dilute solution of a mild detergent with a neutral-to-slightly-alkaline pH value for normal cleaning.

We do not recommend the use of acidic cleaners as they weaken important cement paste from the floor surface and permanently dull the appearance of a Seal Hard floor.

Tire Marks:

Spot treat stubborn tire marks with L&M CITREX or other concentrated d-limonene based cleaner during the normal washings. This simple step will keep most floors free of tire marks.

Oil & Food Stains:

All oil and food stains should be wiped up as soon as possible. The potential for staining increases the longer a contaminant remains on the floor. As the floor matures, however, less attention will be necessary because your Seal Hard treated floor will build a natural resistance to spills.

How Often Should I Clean?

Our recommended maintenance program consists of a thorough floor washing at regularly scheduled intervals. Washing may be necessary daily, weekly, or less frequently, depending on floor use and age. Most of our customers find that a walk behind or riding machine scrubber provides the best and most economical results. Machine scrubbers should be fitted with aggressive (black) stripping pads or scrubbing brushes since the friction will buff your floor to an attractive, mark free shine. Wet mops work well on smaller floors or places where machine scrubbers will not fit.

Why Doesn't My Floor Shine?

Floor shine is dependent upon two primary factors: the inherent surface smoothness of the concrete and regularly scheduled, frequent housekeeping activities. Machine troweled, tight concrete will polish easier and faster. Broom finished, lightly troweled, porous, or worn concrete surfaces do not polish easily and, in some cases, they will not polish at all. All treated surfaces, however, do benefit from the hardening and densifying properties of Seal Hard. So, while your floor may not look polished, it will be hardened, densified, sealed, and dustproofed.



Seal Hard densifies the Near-Surface Wear Zone to protect the vulnerable aggregate below the floor surface.

Our Commitment to Your Floor

Again, congratulations on your new Seal Hard floor.

The L&M Team is committed to your ultimate satisfaction. On the back of this owner's manual, you'll see a list of things to keep in mind to be sure your new Seal Hard floor performs like no other in the industry.

Remember, Seal Hard floors are no ordinary floors. We are confident that yours will serve you well, far into the future.

You have our name on it.



10 Things to know about your Seal Hard Floor

1. Seal Hard is a permanent treatment that begins when installed and continues to develop its maximum strength during the first year.
2. To maximize the performance of Seal Hard, wash your floor frequently during the first six months and then regularly thereafter.
3. Protect your floor from spills during the early stages. As the floor matures, less attention will be necessary as the floor builds its natural resistance to spills.
4. Do not use aggressive, acidic based cleaners. Only mild soap and water are recommended.
5. Where practical, use a walk behind automatic scrubber or ride on scrubber machine with black pad. On large floors, this equipment is the most economical way to keep your facility's floor clean.
6. Seal Hard does not change the natural slip resistance characteristics of the concrete. However, on very tightly troweled and smooth concrete surfaces care must be taken around spills because the liquid will generally remain on the surface of your Seal Hard floor.
7. Line Striping Paints may be placed on Seal Hard floors.

Recommended line striping:

- A. High Solids polyaspartics, such as PERK! Vibrance Safety Yellow.

Proper surface preparation procedures must precede PERK! striping application.

- B. Line striping tape by 3M or similar products are used frequently. While easy to place, these tapes have a shorter life expectancy and need to be replaced more frequently.
8. Aside from striping paints, we do not recommend painting a Seal Hard floor. Because of the extreme surface tightening that occurs with Seal Hard, most coatings will have difficulty bonding. Consult your coatings or paint manufacturer for recommendations. A primer or some other surface preparation will be necessary. At a minimum, a test sample should be installed.
9. With good housekeeping procedures in effect, the need to reseal a Seal Hard floor is remote. However, should unusually high or constant traffic areas begin to show wear after a period of time, retreatment with ODORLESS, Seal Hard can be done quickly, without interrupting ongoing operations. Call L&M Construction Chemicals for details on how to do this yourself or for a list of factory trained applicators who can provide an economical quotation for labor and materials.

10. Your Seal Hard treatment is fully guaranteed for ten years.

Other L&M Products to Protect and Enhance Concrete Floors



Petrotex protects concrete from oil and water penetration. Petrotex protects pavements, natural or synthetic stone surfaces, and chemically hardened concrete. Petrotex penetrates into the surface, forming a long lasting oil and water repellent treatment that reduces penetration of these contaminants.



Self-leveling, 100% solids, flexible, rapid curing, polyurea elastomeric concrete joint filler.

JOINT TITE 750 is designed to fill interior random cracks, damaged control joints and new or old construction sawcut joints on horizontal concrete surfaces.

Features & Benefits

- Return Floor to Service in 60 Minutes
- Cures from -20°F to 130°F
- Odorless, Non-toxic, VOC-compliant
- Trimmable for Neat Appearance
- Does not Stain Floor Surface



Citrex - Highly concentrated, citrus based cleaner. Effective and economical cleaner and stripper. Removes tire marks. Pleasant odor.



14851 Calhoun Road, Omaha, NE 68152 USA
1.800.362.3331 | +1.402.453.6600 | www.lmcc.com

A product brand of LATICRETE International, Inc.

