BEAUTIFUL FLOORS THAT LAST

EASY TO WORK WITH!

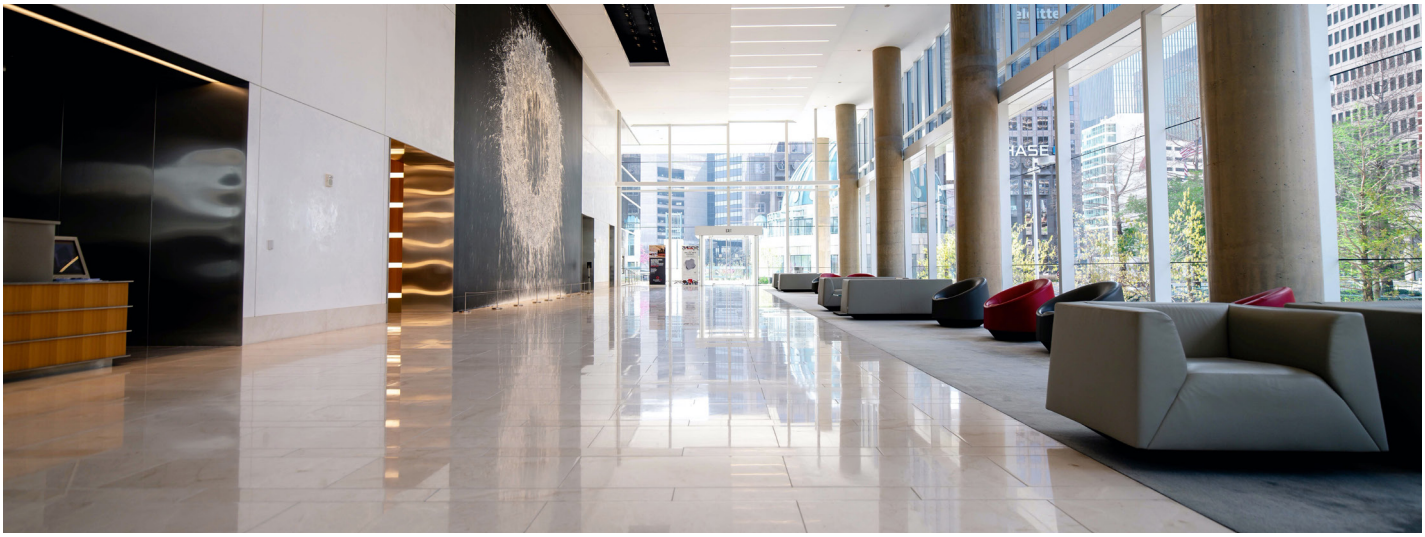
Lower lifecycle cost & labour saving

Australian Made & Owned

Floor Sealing Systems

AGAR™
The Chemistry of Cleaning™

Agar Cleaning Systems has a strong pedigree in floor care established over five decades of formulation, development and production of top quality, high performance floor sealers, detergents and maintenance products. Flip to the back of this brochure for more on The Agar Story.



Topical Coatings:

Superior protection for your floors

The benefits of applying a high quality floor sealer system to a floor are both the protection and the enhancement of what is a valuable asset. Floors are exposed to unrelenting abrasion from foot and trolley traffic, and to spillages of a vast array of substances from food, drinks, oil and grease and even dirt and sand that enters from outside.

Without protection, the abrasion combined with attack by aggressive soils will cause dulling of the floor surface, increase surface porosity and even wear the floor away. The porosity will allow dirt to penetrate into the surface making cleaning difficult, and will allow coloured soils to enter and stain the floor surface.

Once coated with a suitable sealer, the floor is protected from these threats. Furthermore, the surface becomes easy to clean with soil readily washed away, the colours of the floor are enhanced and the floor will have a higher and more even shine. By implementing a full protection system using complimentary sealers and maintenance products, this protection and enhancement will last indefinitely.

Unique sealer formulations

We take the best polymers, resins and other key ingredients available from around the globe and blend them into our own unique products. They clearly out-perform the standard or 'book' formulations offered by most manufacturers.

Our criteria for evaluating floor sealers are extremely demanding and reflect years of experience in supplying and supporting floor sealers to professional cleaning contractors and 'in-house' users across Australia and New Zealand.

We understand the need for:

- High gloss & clarity
- Quick response to buffing
- Resistance to scuffing and scratching
- Ease of scuff and scratch removal
- Durability
- Ease of stripping when the time comes
- Simple re-coating

Full range of compatible maintenance products

To ensure our sealers provide an enduring and beautiful finish to every floor, we've developed a range of maintenance products that have been formulated and tested to ensure compatibility with our sealers.

The range includes:

Detergents – for daily cleaning and preparation for re-coating

Spray buff – to boost gloss and lubricate buffing.

Replenishers – which extend the life of the sealer

Strippers – for quick and safe removal of old sealer

The result is a complete system for hard floor sealing and care that delivers the highest standard of finish with reliability, consistency, ease of use and exceptional value for money.

Suited to a wide range of applications

Agar sealers are proven performers demonstrated by application in all kinds of properties around Australia including:

- Shopping Centres
- Discount Stores
- Supermarkets
- Hotels
- Office towers
- Schools
- Hospitals
- Nursing homes
- Universities
- Airports
- Railway stations
- Industrial facilities
- Sporting facilities
- Premium department stores
- Theatres and concert halls
- Domestic - Home application
- Portable buildings
- Buses (large passenger vehicles)

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A Complete Floor Care Program for Best Results:

APPLYING A SEALER SYSTEM

Thorough preparation with attention to detail will provide a beautiful, durable floor finish

Preparation – 'Stripping'

- Remove old worn-out film completely
- Keep floor wet with stripper solution (don't let it dry)
- Scrub with coarse pads, and then pick up (mop or wet-vac)
- RINSE WELL to flush the stripper slurry off the floor. Neutralise if necessary

Lay Sealer Coating

- Apply thin, even coats of sealer
- Allow at least the recommended drying time
- Buff within 24 hours to generate heat to cure the film
- Use soft/gentle pads initially

EVERYDAY CLEANING

Careful attention to effective daily cleaning will maintain the floor in excellent condition

SWEEP

- Remove all dry soil, dust and grit (grit abrades the sealer away)

SCRUB

- Detergent must remove soil and grease without leaving a residue
- Avoid harsh detergents and check dilution ratio

BUFF

- Buffing brings up a beautiful shine and helps to harden sealer, remove scuffs and scratches
- Use the softest pad that gets a result

PERIODIC MAINTENANCE

A well-planned re-coating program will ensure a long life for the floor

CUT-BACK

- Remove ingrained soil and any deteriorated sealer from top of film

RE-COAT

- Using remaining, clean sealer on the floor as a base, re-coat to re-build film
- Lay only one coat to the edges. The other coat(s) stop 15cm from the edge

TAILORING THE PROGRAM

Floors in busy environments like retail need a specific plan to allow for variations in traffic levels and local conditions.

Divide Floor into Zones

High Traffic Areas

- Recoat 3 to 6 weeks. Buff daily

Medium Traffic Areas

- Recoat 2 to 3 months - Buff frequently, ideally every day

Low Traffic Areas

- Recoat 6 to 12 months - Less regular buffing will be acceptable

Variables

- Foot traffic
- Trolley traffic
- Construction work
- Width of walkways
- Local soil types e.g. sand
- Barriers to soil entry
- Local climate (floor sealings and finishes are affected by humidity in the air)

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Floor Sealer Applications

FLOOR TYPE	BEST PRODUCT FOR THIS FLOOR		ADDITIONAL INFORMATION
ALL FLOORS No buffing required	Full gloss Low/satin gloss	SUPER NOVA MATTE FINISH	These products provide the best results when the floor will not be buffed at all.
BLUESTONE		FIRST BASE	Use as an all-in-one sealer and polish.
BRICK	Normal traffic Heavy traffic	3D-GLOSS DURO	
CERAMIC TILES		Normally cannot be sealed	Ceramic tiles can only be sealed if very porous – test for adhesion on one tile before general use.
CONCRETE		FIRST BASE	Concrete must be completely dry before sealer can be applied.
CONCRETE Finely Ground	Base coat Top Coat	FIRST BASE TUFF GLOSS	Concrete must be completely dry before sealer can be applied.
CORK		DURO	
GRANITE - Polished		SYMPOL SCRUB'N'SHINE (used daily in cleaning process)	Generally, sealers will not bond well to finely polished granite. SYMPOL provides a means of adding gloss and protection without a film which could de-laminate.
LINOLEUM	Normal traffic Heavy traffic	3D-GLOSS DURO	**Caution:** strong alkaline strippers should not be used on linoleum. Use ULTRASTRIP at 1 in 20.
MARBLE	Base coat Top coat	FIRST BASE TUFF GLOSS or 3D-GLOSS	Why use two products? The base coat achieves the strongest, most durable adhesion to the marble, while the top coat provides the best combination of gloss, buffing response, scuff resistance and durability.
MARBLE Agglomerate	Base coat Top coat	FIRST BASE TUFF GLOSS or 3D-GLOSS	
QUARRY TILES		FIRST BASE	
RUBBER		DURO	DURO will flex with softer flooring, and will therefore maintain adhesion better than more rigid finishes.
SADLER TILE (Tinted concrete)	Base coat Top coat	FIRST BASE TUFF GLOSS	
SLATE	Normal traffic Heavy traffic	3D-GLOSS DURO	
STONE - POROUS	Normal traffic Heavy traffic	3D-GLOSS DURO	
TERRACOTTA	Normal traffic Heavy traffic	3D-GLOSS DURO	
TERRAZZO	Base coat Top coat normal traffic Top coat heavy traffic	FIRST BASE TUFF GLOSS or 3D-GLOSS TUFF GLOSS	Refer to comments for Marble above. For best results, ALWAYS seal the floor with a base coat first.
VINYL SHEET	(Low maintenance)	SYMPOL, SCRUB'N'SHINE	Low maintenance vinyl is not meant to be sealed. Use SYMPOL or SCRUB'N'SHINE
VINYL SHEET		DURO	Refer to comments for Rubber above.
VINYL TILES	Base coat Top coat normal traffic Top coat heavy traffic	FIRST BASE 3D-GLOSS TUFF GLOSS	
WOOD - Sealed	Base coat Top coat normal traffic Top coat heavy traffic	FIRST BASE 3D-GLOSS TUFF GLOSS	DURO may be used as an 'all-in-one' sealer and finish.
WOOD - Outdoors		FIRST BASE	FIRST BASE is resistant to UV light and water pooling.

Floor Identification Guide

There's a product in the Agar range of sealers for a wide range of flooring materials including:

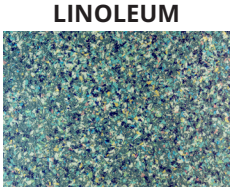
BLUESTONE

CONCRETE

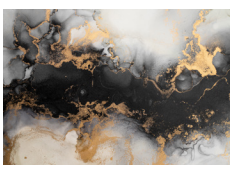
GRANITE

LIMESTONE

LINOLEUM



MARBLE



If your surface is not listed, contact your Agar representative or office for assistance.

Floor Sealer Features

PRODUCT	BENEFITS	TECH DATA	BUFFING SPEED RPM	FLOOR PADS	USAGE NOTES
3D-GLOSS	• Sparkling gloss • Good wear • Repairs well when buffed • Resists scratching • Responds to all buffing speeds	Coverage 50-80m²/L Dcof = 0.70	1000 - 2000 400 - 1000	White, Jackeroo or Champagne White, Red or Tan	Ideal for retail floors where gloss is top priority, and as a top coat on stone floors for an extremely high gloss finish. Use white pads in the first week after application. Apply a base coat for maximum durability.
DURO	• User friendly 'all in one' • Very hard wearing • Very high gloss • Versatility • Reliable – a great finish on any floor • Most flexible	Coverage 40-80m²/L Dcof = 0.60	1000 - 2000 400 - 1000	Jackeroo or other UHS pads Red	Spray buffing can be used in conjunction with slow speed machines (400-800rpm) to produce high gloss levels.
FIRST BASE	• Water-based, can be used where solvents not permitted eg. food storage • Highly resistant to spillages • Stops dust rising out of concrete • Tough acrylic finish • UV & water resistant • Spillage resistant	Coverage 15-30m²/L concrete 30-50m²/L timber and terrazzo Dcof = 0.90	N/A	N/A	Concrete floors MUST be completely dry before this product is applied. FIRST BASE MUST be given an extra 15 minutes to cure after each coat is touch-dry! Used as a base on terrazzo or marble, FIRST BASE will provide the film with extra toughness and scratch resistance.
MATTE FINISH	• Low sheen finish • Gives stone a natural look • Cuts down on sun glare • Avoids the 'wet look' where it may be a problem (Slip perception) • Tough, hard-wearing film	Coverage 50-60m²/L Dcof = 0.75	Not intended for buffing		Suitable for re-coating. Clean as normal by mopping or autoscrubbing. Suitable for use on vinyl, timber, stone and terrazzo
STONE BLOCK	• Repels surface stains and dirt • Does not change appearance of stone or tiles • Long-lasting durable protection • Ideal for both indoors and outdoors	Coverage 100m²/L Low Porosity Coverage 50m²/L Medium Porosity Coverage 25m²/L High Porosity	N/A	N/A	Designed for use on stone surfaces with fine pores. Stones or tiles with large visible pores, gas bubbles or crevices may trap dirt in these cavities. Do not put a top coat over STONE BLOCK.
SUPER NOVA	• Saves money – no labour required for buffing • Part of the secret is excellent scuff and mark resistance • Very hard wearing • Excellent gloss 'off the mop'	Coverage 50-60m²/L Dcof = 0.75	NO BUFF SEALER However, can be buffed - See instructions for DURO		Dries with a high gloss and holds this shine well even under heavy traffic. Holds its shine without buffing for extended periods. However, it responds well when buffed occasionally.
TUFF GLOSS	• Very high gloss • High durability • Ideal for use in conjunction with SYMPOL • Holds shine well	Coverage 50-80m²/L Dcof = 0.70	1000 - 2000 400 - 1000	Jackeroo or other UHS pads Red or Tan	Best top coat for high traffic retail applications. Spray buffing can be used in conjunction with slow speed machines to produce high gloss levels.

Dcof = dry coefficient of friction (typical values which may vary depending on the type of floor surface)

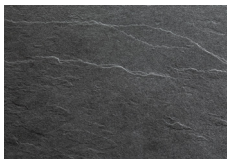
Floor Identification Guide

There's a product in the Agar range of sealers for a wide range of flooring materials including:

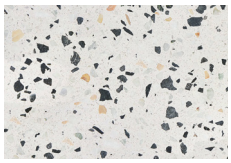
RUBBER

SANDSTONE

SLATE



TERRAZZO



TIMBER

VINYL

If your surface is not listed, contact your Agar representative or office for assistance.

Floor Maintenance Products

PRODUCTS	BENEFITS	USAGE
DAILY CLEANING		
AUTOSCRUB *Daily cleaning detergent* *pH = 9.0 – 11.0* *Low foaming, mild perfume*	Powerful cleaning action – removes all soils and spillages • Will not harm or erode finish of Agar sealer film • Extends the life of the finish • Maintains the film in clean condition, cutting preparation time when re-coating	Ideal for auto-scrubbing, suitable for mopping Light duty: 1 in 100 with water (1/2 cup per mop bucket) 1/2L per tank small scrubber; 1L large scrubber Heavy duty: 1 in 50 with water (double quantity of light duty)
FRESH MOP *Daily cleaning detergent* *pH = 9.5 – 10.8* *Good foam level, Lemon Perfume*	High active low alkaline detergent • Safe for use on sensitive surfaces • Ideal for mopping – rinse free	Suitable for mopping Light duty: 1 in 120 with water Heavy duty: 1 in 50 with water
PH-7 *Daily cleaning detergent* *pH = 6.6 – 8.0* *Med foam, Orange Peel Perfume*	Minimised environmental impact; uses natural ingredients and phosphate-free • Neutral pH suitable for all floor types including unsealed marble and terrazzo • Highly effective cleaning action takes care of all soilage	Suitable for mopping or auto-scrubbing. Light duty: 1 in 80 with water. 1/2L per tank small scrubber; 1L large scrubber Heavy duty: 1 in 40 with water. 1L per tank small scrubber; 2L large scrubber (Note: This is a guide only. Concentration may need to be varied according to degree and persistence of soil)
DAILY CLEAN, REPLENISH & BUFF		
AUTOBRITE *Daily cleaner and polish* *Contains waxes & polymer* *pH = 9.4 – 10.4* *Low foam, No scent*	Two in one product – attacks and removes all routine soilage and leaves shiny, protective film on the floor by preferential adherence • Ideal for maintaining unsealed low maintenance sheet vinyl • Can also be used as a low-speed spray buff with residual shine	Suitable for auto-scrubbing or damp mopping Dilution range 1 in 40 - 80 with water depending on traffic. Buff afterwards – do not exceed 1200 rpm. For spray buffing dilute between 1 in 15 - 50 with water depending on soilage & shine required.
SCRUB 'N' SHINE *Wash and polish detergent* *Low foaming* *pH = 9.0 – 10.0* *Faint ammonia odour*	Two in one product that both cleans the floor and replenishes the surface with a hard-wearing polish • Regular use will prolong the life of the film of polish on the floor and maintain a beautiful glossy surface • Compatible with sealer re-coating program	Designed for use with UHS buffers as well as 440 - 1000rpm machines Autoscrubbing: dilution range 1 in 80 – 100 with water Damp mopping: dilution range 1 in 40 - 80 with water Spray-buffing: dilution range 1 in 15 - 50 with water
SHINYWASH *Daily cleaner with residual shine* *pH = 9.5 – 10.6* *High foam, Pine Perfume*	Cleans and enhances the floor appearance with a glossy polish residue • Pine scented floor cleaner • Removes routine soilage and leaves an attractive sheen	Damp mopping and auto-scrubbing Dilution range 1 in 10 - 40 with water The floor can be buffed afterwards to produce a protective, shiny surface – do not exceed 1200 rpm.
SYMPOL *High performance daily maintainer* *pH = 9.2 – 10.0* *Low foaming,* *Dcof = 0.55 dry* *Contains acrylic polymer*	Dramatically reduces the need for cut-back & re-coat or stripping • Unique floor care system with exceptional uniform finish, lower long term costs • Removes all routine soilage • Ideally needs regular ultra high speed buffing • Replenishes sealer finish with a fresh fully-compatible micro-film • SYMPOL finish resists scuffing and scratching and doesn't take black marks	For use in auto-scrubber during normal, daily clean Dilute 1 in 100 with water. Use at 1 in 80 for more rapid building of sealer film. ALWAYS buff afterwards, with UHS buffer & Lustre Lite pads. Avoid using if floor is really dirty. Use AUTOSCRUB or HC-90 instead.
SPRAYBUFFING		
SPRAYBUFF C *Spray buffing agent and cleaner* *pH = 8.8 – 10.5* *Mild fruity perfume*	Boosts the gloss level of the sealer finish when buffing • Lubricates brush action • Removes light soilage	Normal spray buffing: dilute 1 in 10 with water. Spray then buff, working in areas of 1 sq metre at a time. Use SPRAYBUFF C undiluted on heavily soiled floors. Dust mop the floor afterwards to remove all dust residues from the surface.
CUTBACK & RE-COAT		
FLORPREP *Scrub-back detergent* *(Preparation for re-coating)* *pH = 12.0 –13.0,* *Low foaming*	Removes embedded dirt and discoloured floor polish • Prepares the existing film as a clean base for re-coating • Rinses easily in readiness for re-coating with Agar sealer finish	By regulating the dilution rate and pad colour, it's possible to scrub back lightly, moderately or heavily to suit the floor condition and desired end result.
STRIP & SEAL		
DEMOLISH *Super concentrated floor stripper* *pH = N/A*	Super concentrated floor stripper for removing water-based floor sealers and polishes • Thoroughly removes sealers in one application • No ammonia smells, contains no caustic powders • Designed for removing thick films (dilute well for use on very thin films)	Choose the correct dilution rate then make up the DEMOLISH solution with cold water Heavy Coating: 1 in 20 with water Normal Coating: 1 in 30 with water Light Coating: 1 in 40 with water
ULTRASTRIP *High performance stripper that's easier to use* *pH = 11.5 - 14.0* *Low foaming*	Versatile and super-effective stripper that makes like easier for the cleaner • Highly effective stripping action – even on stubborn coatings • Cuts through old polish and heavy build up • Odourless – more pleasant to use • Easy to rinse • Floors are not so slippery to walk on when Ultrastrip is in use	General: 1 in 10 - 20 with water Severe build up: 1 in 3 with water Sheet vinyl or rubber: 1 in 20 with water, no stronger
STR-36 *Concentrated floor stripper* *pH = 12.5 – 13.5* *Low foaming*	Concentrated floor stripper for removing water-based floor sealers and polishes • Thoroughly removes sealers in one application – minimal need to re-strip areas – saves labour • No ammonia smells, contains no caustic powders • Designed for removing thick films (dilute well for use on very thin films)	General: 1 in 8 with cold water. Heavy build up: 1 in 4 with cold water. Linoleum or Timber: 1 in 20 with water. Mop diluted solution over sealer and allow 5-10 min to activate. Do not splash onto painted surfaces or run onto timber or carpet. Keep the floor wet with solution, don't let it dry out. Scrub floor with a black or emerald pad under a slow-speed scrubbing machine. Mop up or wet-vac slurry when stripping is complete. **Important:** Rinse floor 3 times with clean water. Rinsing is critical on porous floors and the addition of Agar's NEUTRALISER to the middle rinse is recommended.

Floor Pad Selection Guide

Regular Speed less than 800 RPM The darker the colour, the more aggressive the pad		
Black		Stripping… for regular stripping
Brown		Dry Strip... for regular stripping or more aggressive cutting back
Green		Scrubbing… for wet heavy duty scrubbing or for cutting back
Blue		Cleaner… for stronger cleaning or for less aggressive cutting back
Red		General Cleaning: Spray Buff… for spray buffing or spot buffing (with Spray Buff C using machines at 200-1000 rpm). Also for dry buffing (200-1000 rpm)
Tan		Polishing… dry polishing buffable finishes using slower machines (200-1000 rpm). Also has ability to clean while polishing
White		Super Polish… dry polishing to a higher shine (200-1000 rpm). The softest pad available. Can also use mist of SPRAYBUFF C to obtain high gloss
Ultra High speed 1000+ RPM (Please see chart on next page for relationship of polish and machine)		
Beige		Soft pad for soft to medium finishes
Jackeroo Lite		Soft pad for soft to medium finishes with natural hair to cut drag and enhance gloss
Blue Ice		Soft pad for soft to medium finishes. Removes less finish
Coco		Soft pad for soft, very buffable finishes. Natural coco fibre cuts drag, replaces burnt hair odour with coconut fragrance
Champagne		For medium to harder, less buffable finishes
Jackeroo Pink		For medium to hard finishes. Natural hair with synthetics reduces drag, enhances gloss
Buckaroo		For medium to hard finishes. Has hard, aggressive binder and natural hair. Less drag. Great on less buffable finishes
STRIPPING: High performance stripping pad		
Emerald		Aggressive, fastest stripping pad. Lasts longer and has greater consistency.

Relationship of Polish Pad, Machine and Finish							
GLOMESH	Blue Ice	Beige	Coco	Champagne	Jackeroo Lite	Jackeroo	Buckaroo
AMERICO	Lustre Lite Blue		Porko Plus		Combo	Porko Elite	Porko Ultra High Speed
3M	Blue Ace		Aqua Plus	Blue Jay	Gorilla Lite	Jaguar	Gorilla
Propane 2000-3000 RPM							
Soft buffable finish	●	●	●				
Medium durable finish		●	●	●	●	●	●
Hard highly durable finish				●	●	●	●
Battery 1500-2000 RPM							
Soft buffable finish	●	●	●				
Medium durable finish		●	●	●	●	●	●
Hard highly durable finish				●	●	●	●
Electric 1500+ RPM							
Soft buffable finish	●	●	●				
Medium durable finish		●	●	●	●	●	●
Hard highly durable finish				●	●	●	●
Electric 1000+ RPM							
Soft buffable finish	●		●				
Medium durable finish			●		●	●	●
Hard highly durable finish					●	●	●

Sealing Floors – The Agar Story

When Agar Cleaning Systems was founded in 1968 by Ross Agar under the name J. R. Agar Chemicals, the main floor polishes in Australia were wax-based.

There were two types, spirit wax based on turpentine and wax emulsion which was water-based. These were glossy when buffed but wore out quickly.

Non-removable acrylic sealers were then new on the market: these were used to seal up floors and make them easier to strip and clean. They were polished with wax products. Also in the 1960s, metal cross-linking was invented in the USA.

Agar developed strippable acrylic floor polishes with these new polymers and in the 1970s a range of products to suit a variety of applications was released.

We even made a very high solids sealer, XHD Sealer decades before such products came out from the USA in 2004.

In the 1980s big steps forward were taken with new products which offered unprecedented toughness and durability but required more energy to buff to a high gloss after traffic had eventually dulled the shine. When LP gas powered ultra-high-speed buffing machines appeared in the market, we developed polishes that could stand up to the heat and abrasion produced by this equipment. Further development work continued through the 1990s and into the 2000s, exploring the potential of water-based polyurethanes and no buffing formulations. The latter technology has resulted in Super Nova, one of the stars of our range.

All through these decades, we have aspired to produce the best possible sealer and polish for each type of floor surface encountered by the professional floor specialist. Even today we believe that the different degrees of resilience, hardness and porosity of the various floor surfaces necessitates the use of different sealers and polishes to achieve the ultimate in floor polish film quality.

The challenge has always been to formulate polishes with higher gloss and high durability. Newer polymers have been progressively developed in the USA that have allowed us to improve on these properties together with better blackmark resistance, removability and water-resistance.

We have developed our own in-house testing methods and facilities to enable our chemists to formulate the best products for Australian conditions (climate, cleaning chemicals, cleaning and buffing equipment, floor materials, traffic volumes and maintenance frequencies).

We source raw materials from around the world to allow us to manufacture polishes that will be excellent for the Australian and New Zealand markets. Product development work is continuing as we adopt the latest products from our polymer, wax and resin suppliers and strive to make polishes with ever-higher levels of gloss, durability, quality of floor appearance and ease of maintenance.

Resources

To ensure that our products are used safely and to maximum performance, we have the following printed resources available for our Floor Care System:

- Product Data Sheets
- Safety Data Sheets
- Task Sheets
- Retail Floor Guide
- Online Training

Training

Our staff are skilled within the cleaning industry and able to provide training in stripping, sealing and ongoing maintenance programs.

Agar's technical staff, fully-qualified in chemistry with over 50 years in the industry, are available to provide assistance with problem solving.

Slip Testing

Slip tests are performed to determine whether the slip resistance of a floor meets or exceeds the requirements for dry floor specified in the Australian Standard AS/NZS 4663:2004 (Existing Pedestrian Surfaces).

The test is performed by trained personnel who issue brief text-only reports describing location, test conditions, methodology and results. Please note: Fee structure applies.

AGAR™
The Chemistry of Cleaning™

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