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Cleaning Flagstones

Q. I have approximately 17m2 of very dirty interior Flagstone to clean and seal. What Aquamix products would be best?

A. What is the flagstone? - the word flagstone is used for various stone types, a bit like saying cobble or paver - is it slate, sandstone, limestone granite etc?

what is the surface texture; smooth, riven, very rough etc?

once we know this we can then advise but it would also be helpful to know:

what is the nature of the dirt: just years of grime/builders dirt?

then finally what look are you after with the finished product:

just completely natural, no shine natural colour/ natural colour but with a shine, easier to clean surface or no shine but enhanced colour?

Q. The 'flagstone' is sandstone the texture is very rough, the nature of the dirt is builders cement and plaster. Looking for a finish which shows natural colour and with a shine. Need a good sealer to help with future cleaning.

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Cleaning Flagstones part2

A. OK, first clean with Phosphoric Acid Cleaner (try 1:5 with water, make it stronger if you need to - do a test!) pre-wet the floor (so that the acid is not sucked into the stone)

Leave for a couple of minutes then scrub - probably need a scrubbing brush or deck brush of some kind - -nylon bristles get into the texture (and the grout) better than a white pad. Mop up the dirty solution (wet vac is great here). Rinse well with clean water and let it dry

Note: The Phos acid is going after the mineral based dirt: cement, plaster etc. I suspect that the floor (if quite old) may have other dirt, deeply ingrained, if so, then it will benefit from another wash, (after the acid) this time using Heavy Duty Tile and grout cleaner. Mix at say 1:4 with warm water, apply to the floor and leave to dwell for 10 minutes (keep wet) scrub, wet vac/mop up then rinse with fresh water.

When dry I would recommend Seal & Finish Low Sheen. We tend to recommend this as it does a better job on very porous/textured sandstone, it fills the surface up more effectively than an impregnator. It will take several coats to build up a low sheen (satin finish) - as we did on the terracotta and slate on the course.

If this is not shiny enough, or if you want to add additional protection, then you could apply a couple of coats of Floor Shine & Hardener over the top. This is a higher gloss finish and also serves as an easy to reapply, sacrificial coating which as well as lifting the gloss, also protects the sealer. —Best of luck, Ian