

CAROCIM

Installation, Treatment, and Maintenance of Cement Tiles

DOCUMENT INDEX

1. Introduction	p. 2
2. Pre-treated vs. Raw cement Tiles	p. 2
3. Laying principales	p. 3
Step 1 : Setting up	
Step 2 : Gluing	
Step 3 : Surface cleaning (raw cement tiles)	
Step 4 : Treatment – Phase 1 (raw cement tiles)	
Step 5 : Grouting	
Step 6 : Treatment – Phase 2	
Step 7 : Optional finishing	
4. Regular Maintenance	p. 4
5. Renovation & Special Maintenance	p. 4
6. Fila Product Sheets / Appendices	p. 5
7. Legal Notices	p. 5

PDF TIP

**Click on the text to access the desired section.
To return to the “DOCUMENT INDEX” page, click
on the page number.**

2025

Introduction **1.**

Carocim cement tiles are entirely handcrafted using a traditional artisanal process. As a result, they do not have a UPEC* rating meaning classification. This manufacturing method gives each tile its unique appearance (slight variations in colors, shades, or patterns).

- Beware of acidic products: Cement contains limestone, making it sensitive to aggressive products (vinegar, anti-lime, bleach, etc.).
- Beware of porosity: Untreated tiles absorb liquids and greases.
- Laying should be the final step in the construction schedule (after painting, woodwork, and plumbing) to protect the cement tile and prevent damage during other works.

* UPEC: It's a French system for evaluating the resistance of floor coverings, especially tiles, based on four criteria:

- U: Wear resistance (Usure à la marche)
- P: Indentation resistance (Poinçonnement)
- E: Water resistance (Résistance à l'eau)
- C: Chemical resistance (Résistance aux agents chimiques)

Pre-treated vs. Raw Tiles **2.**

Carocim now proposes a factory pre-treatment:

- **Pre-treated tiles:** These arrive already protected, with the first layer of pore-sealer applied in the factory. Some steps (intensive cleaning before grouting, first pore-sealer layer) are eliminated. Only the second treatment layer remains to be applied.
- **Raw tiles:** These require the full protocol described below, including cleaning and successive treatments before and after grouting.

TIP

To facilitate installation, we now propose a pre-treated option. This significantly reduces the risk of stains and makes handling easier before grouting.

These guidelines prevent color migration, construction stains, adhesion issues, and ensure the durability of tiles. They apply to both floor and wall installations, with some minor differences in precautions (thickness, spacing, etc.).

Required Materials

- Adhesive mortar (avoid excessive "Flex" products)
- Large-tooth trowel
- Scotch-Brite-type sponge (scrubbing side)
- PS87 PRO (Fila product) or neutral detergent (e.g., St-Marc liquid)
- Rubber squeegee, lint-free white cloth
- Water saw or diamond disc (for cuts)
- (Optional for large areas):
- Wet vacuum + Monobrush (soft abrasive disc)

Step 1: Placement

1. **Marking:** Draw precise reference lines on the floor/wall.
2. **Dry Layout**
Mix tiles from different boxes, even within the same reference, to vary shades (each tile is unique).
3. **Thickness Consideration**
Floor : ~20mm reserved (16mm tile + 4mm adhesive).
Wall : ~14mm reserved (10mm tile + 4mm adhesive).

SPECIFIC CASE

4. **Pre-cleaning and treatment for light/dark tiles or checkerboard layouts:**
Wash tiles before installation with water to flushout excess of color + PS87 PRO, rinse well, and let dry.
Apply the first treatment layer (see Step 4 – Phase 1).
This prevents dark pigment migration onto lighter tiles.

Step 2: Double Gluing

1. Use appropriate adhesive mortar (avoid too flexible options).
2. **Application** : Application: Apply a uniform cross double gluing with a large-tooth trowel. No air gaps under the tile.
3. **Positioning** : Place the tile and level it with manual pressure (do not use a rubber hammer or hammer). Maintain a minimal grout joint of 1-1.5mm.

Step 3: Initial Cleaning

ONLY FOR RAW TILES

> IF USING PRE-TREATED TILES, SKIP TO [STEP 5](#)

- **Manual cleaning** [Acces to the data sheet](#)
Scotch-Brite sponge + water + PS87 PRO, applied progressively during installation. This cleaning must be done thoroughly to remove all manufacturing and storage residues; the Scotch-Brite helps smooth out any potential roughness. Remove all soap or dirt residues as you go.
- **Machine cleaning (for large areas)** [Access to the data sheet](#)
Single-disc machine equipped with a white pad and a solution of PS87 PRO diluted at 1:10, along with a wet vacuum to collect the residues (or a scrubber-dryer). Work in sections to avoid letting dirty water stagnate.
- **Beware of color migration**

If you are installing tiles with contrasting colors (e.g., black and white checkerboard – see Step 1, Placement, point 4), **perform a preliminary test before any additional cleaning**. Thoroughly clean untreated tiles without going back over the dark-colored tiles.

Note: No acids, no bleach, no anti-limescale products.

Step 4: Treatment – Phase 1 [Acces to the data sheet](#)

ONLY FOR RAW TILES

> IF USING PRE-TREATED TILES, SKIP TO [STEP 5](#)

1. **Purpose** : Impregnate the tile before grouting to prevent staining.
2. **Product** : MP90 ECO XTREME
3. **Conditions** : Tiles must be perfectly clean and dry.
4. **Application** : Apply evenly with a white cloth or foam roller, avoiding excess.

Step 5: Grouting

1. **Joint width** : Largeur : 1 -1.5 mm.
2. **Immediate cleaning** : Clean progressively to remove any grout residue from the surface.
3. **Product** : PS87 PRO diluted at 1:10

Step 6 : Treatment – Phase 2 [Acces to the data sheet](#)

1. **Product** : Application of the second layer of MP90 ECO XTREME.
2. **Application** : Respect drying times, application method, etc.
3. **Site protection** : Cement tile installation must be the very last operation carried out during renovation or construction.

Step 7: Finishing (Optional) [Acces to the data sheet](#)

1. **Wax** : In living areas (living room, hallway, etc.), a natural wax such as MATT or SATIN can be applied.
2. **Wet areas** : Avoid applying wax to floors in showers or bathrooms (risk of slippery surfaces).

Step 8 : Protection

Plan tile installation as the final step in your construction schedule. Once the tiles are completely dry, protect them with cardboard before other trades intervene. Avoid using plastic sheeting, as it prevents the tiles from breathing and may cause moisture-related damage.

1. Frequent Cleaning

Water + neutral pH detergent (CLEANER PRO, Mr. Clean, St. Marc liquid detergent).

2. Avoid Aggressive Products

Never use acids (including natural ones like lemon or vinegar), bleach (pure or diluted), or anti-limescale products. In case of accidental contact, rinse immediately and thoroughly with clear water, several times.

3. Natural Patina

With repeated cleaning, the surface treatment gradually fades, allowing the tile's natural patina to develop. la "patine" du carreau s'installe.

COUNTERTOP TIP

Always use a trivet, a cutting board, or a tray to protect the surface and treatment of your tiles in the kitchen.

Renovation & Special Maintenance

5.

Tiles installed several decades ago were not treated. Some were covered with waxes, soaps, etc., which over time have caused dirt to become embedded and colors to fade.

Step 1: Stripping *[Acces to the data sheet](#)*

Use diluted PS87 PRO (Fila) to remove layers of old wax or stubborn stains.

Step 2: Light Sanding (optional)

To revive the color, light sanding can be carried out:

For large surfaces: use a single-disc machine with a white pad.

For small areas: use sandpaper only on a pre-wet tile (never sand dry). Always test this process first on a discreet area to check the result and minimize any risk of damage.

Step 3: New Treatment *[Acces to the data sheet](#)*

Once the tiles are perfectly clean and dry, the surface must be treated to ensure proper protection. These recommendations are provided for informational purposes only and without guarantee of results. Carocim cannot be held liable in case of failure.

Note: Carocim can reproduce custom-made historic tiles. Contact us at carocim@carocim.com or visit our showroom to recreate your original patterns.

Click on the underlined areas to access the detailed data sheets:

- Natural Effect Protection – First Layer (Manual or Machine application)
Product : MP90ECO XTREME : Traitement hydro-oléofuge effet naturel
- Natural Effect Protection – Second Layer
Product: MP90 ECO XTREME – Water- and oil-repellent treatment with a natural finish
- Protective Wax
Products: FILA SATIN or FILA MATT – Additional protective layer
- Regular Maintenance
Product: CLEANER PRO (neutral pH)
- Special Maintenance
Product: PS87 PRO – Intensive cleaner for grout marks, wax, or old dirt.
- Stain Chart

>>> Products available on the Carocim website by clicking here <<<

Legal Notices **7.**

- The procedures described are the result of extensive experience and laboratory testing carried out by Carocim and Fila. They are intended exclusively for the use of Carocim clients.
- Each project may present independent variables (type of substrate, environment, installer expertise), so it is essential to carry out a preliminary test on a small area.
- Carocim declines all responsibility:
 - for any treatment not recommended by Carocim
 - for treatment products not purchased from Carocim
 - in cases of improper application (installation, treatment, maintenance)
- For public-access buildings (ERP): the warranty only applies to orders placed with the pre-treatment option and the additional final wax application.
- Terms and Conditions of Sale: Please refer to our T&Cs for more details regarding warranty and exclusions.

Contacts : Carocim Sales Department

Email : carocim@carocim.com - Website : www.carocim.com



NATURAL EFFECT PROTECTION .

1st COAT (WITHOUT PRE-TREATMENT) – MANUAL APPLICATION

Carocim recommends using **MP90 ECO XTREME**

What is it for? Proper protection helps maintain the surface's beauty and integrity over time.

- Water- and oil-repellent: limits absorption of water, grease, and colored stains.
- Natural finish: does not alter the visual appearance of the cement tiles.
- Stain-resistant properties: makes it easier to clean stubborn dirt.

The product covers up to 25 m² per liter.

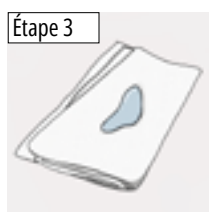
How to use it? For small areas, we recommend treating the tiles before laying them.



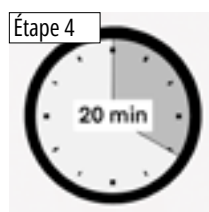
Wash each tile thoroughly, one by one, using a Scotch-Brite sponge + water + PS87 PRO. Remove all dust or residue to avoid trapping dirt beneath the treatment.



Remove all dust or residue to avoid trapping dirt beneath the treatment. Let the tiles dry. Drying time varies depending on conditions, typically between 1 and 2 days. Lay the tiles flat, slightly spaced apart, without placing anything on top, and make sure they are protected from any splashes. The tiles must be completely dry before application.



On the clean, dry surface, apply the product evenly and continuously using either method: With a white foam roller: Pour the product into a small paint tray. Soak the roller lightly (do not let it drip). Apply evenly in a thin coat. With a white cloth, slightly moisten the cloth and apply MP90 ECO XTREME to the tile in steady, even motions.



Wait 20 minutes. Wipe off any excess that hasn't been absorbed (no film should remain on the surface).



On more absorbent areas, apply a second coat 20 minutes after the first, using the same method.



Let the tiles dry completely.
For floor installation: Do not walk on the surface for at least 2 hours, and do not wet it for 24 hours.
If free/loose: Lay the tiles flat, slightly spaced apart, without placing anything on top, and protect them from any splashes.



Before starting the cleaning or treatment process, define a work path. It is recommended to begin at the back of the room and work your way toward the exit to avoid walking on areas that have already been treated. Also, make sure your shoe soles are clean to prevent leaving marks or residues on freshly cleaned or treated tiles.

WARNING :

Before applying the product, it is recommended to test it on a small, inconspicuous area of the surface to check for any potential color changes. Do not apply the product outdoors if rain is expected.

This product does not protect against acidic substances.

The instructions and application procedures for the recommended products are based on precise laboratory testing. However, there are factors beyond our control, such as the condition of the surface before treatment, environmental conditions, and the user's level of expertise. It is therefore strongly recommended to perform a preliminary test on the surface to be treated. Carocim and Fila guarantee the quality of their products but accept no responsibility in cases of improper use.



NATURAL EFFECT PROTECTION .

1st COAT (WITHOUT PRE-TREATMENT) USING MACHINES*

* for large areas

Carocim recommends using **MP90 ECO XTREME**

What is it for? Proper protection helps preserve the surface's beauty and integrity over time.

- Water- and oil-repellent: limits absorption of water and greasy or colored stains.
- Natural finish: does not alter the aesthetic appearance of the cement tiles.
- Stain-resistant properties: makes it easier to clean stubborn dirt.

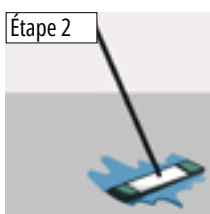
The product has a coverage of up to 25 m² per liter.



How to use it?



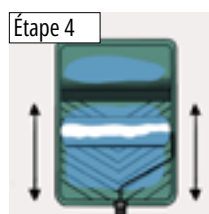
Remove all tile spacers and make sure that the adhesive and grout are completely dry. First vacuum to eliminate dust, then thoroughly clean the surface, working zone by zone. Use a single-disc machine equipped with a white pad and a diluted PS87 PRO solution, then vacuum the residues using a wet vacuum cleaner. Work in small sections to avoid stagnant dirty water.



To remove any remaining product residue, go over the surface again with the single-disc machine using a clean white pad and clear water, then vacuum with the wet vacuum. Alternatively, you can rinse the surface with a mop and a squeegee. Again, work in small sections to avoid standing rinse water.



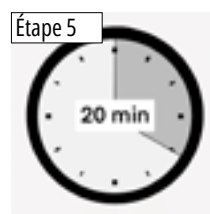
Let the tiles dry for 1 to 2 days, depending on ambient conditions. Ensure the surface is completely dry before any further application.



On the clean, dry surface, apply the product evenly and continuously using one of the following methods:

With a white foam roller
Pour the product into a small paint tray. Lightly soak the roller (do not allow it to drip). Apply evenly in a thin coat.

With a white cloth
Slightly dampen the cloth and work the MP90 ECO XTREME into the tile using steady, uniform movements.



Wait 20 minutes, then remove any excess product that hasn't been absorbed using a white cloth (no film should remain on the surface). If certain areas are more porous, apply a second coat 20 minutes after the first, using the same method.



Allow the tiles to dry completely. Do not walk on the surface for at least 2 hours, and do not expose it to water for 24 hours..



Before starting the cleaning or treatment process, define a work path. It is recommended to begin at the back of the room and work your way toward the exit to avoid walking on areas that have already been treated. Also, make sure your shoe soles are clean to prevent leaving marks or residues on freshly cleaned or treated tiles.

WARNING :

Before applying the product, it is recommended to test it on a small, inconspicuous area of the surface to check for any potential color changes. Do not apply the product outdoors if rain is expected.

This product does not protect against acidic substances.

The instructions and application procedures for the recommended products are based on precise laboratory testing. However, there are factors beyond our control, such as the condition of the surface before treatment, environmental conditions, and the user's level of expertise. It is therefore strongly recommended to perform a preliminary test on the surface to be treated. Carocim and Fila guarantee the quality of their products but accept no responsibility in cases of improper use.



2nd TREATMENT LAYER

Carocim recommends using **MP90 ECO XTREME**

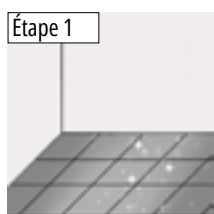
What is it for? Proper protection helps maintain the surface's beauty and integrity over time.

- Water- and oil-repellent: limits the absorption of water and non-acidic greasy or colored stains.
- Natural finish: does not alter the aesthetic appearance of the cement tiles.
- Stain-resistant properties: makes it easier to clean stubborn dirt.

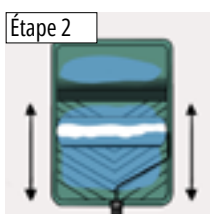
The product offers coverage of up to 25 m² per liter.



How to use it?



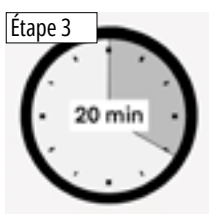
After grouting and cleaning, ensure the surface is completely dry and free of any dust.



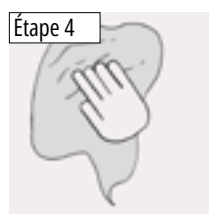
Apply the product evenly and continuously using one of the following methods:

With a white foam roller
Pour the product into a small paint tray. Lightly soak the roller (do not let it drip). Apply evenly in a thin coat.

With a white cloth
Slightly moisten the cloth and work MP90 ECO XTREME into the tile using smooth, even movements.



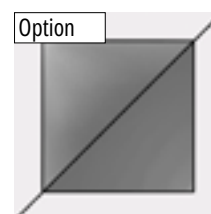
Wait 20 minutes. Wipe off any excess that has not been absorbed (no film should remain on the surface).



On more absorbent areas, apply a second coat 20 minutes after the first, using the same method.



Allow the tiles to dry completely. For floors: Do not walk on the surface for at least 2 hours and do not expose it to water for 24 hours.



You may also apply a finishing wax (MATT or SATIN) depending on the desired look. However, avoid using any wax outdoors or in wet areas (e.g. bathrooms), as waxed tiles can become slippery when in contact with water.



Before starting the cleaning or treatment process, define a work path. It is recommended to begin at the back of the room and work your way toward the exit to avoid walking on areas that have already been treated. Also, make sure your shoe soles are clean to prevent leaving marks or residues on freshly cleaned or treated tiles.

WARNING :

Before applying the product, it is recommended to test it on a small, inconspicuous area of the surface to check for any potential color changes. Do not apply the product outdoors if rain is expected.

This product does not protect against acidic substances.

The instructions and application procedures for the recommended products are based on precise laboratory testing. However, there are factors beyond our control, such as the condition of the surface before treatment, environmental conditions, and the user's level of expertise. It is therefore strongly recommended to perform a preliminary test on the surface to be treated. Carocim and Fila guarantee the quality of their products but accept no responsibility in cases of improper use.



FINISHING (OPTIONAL)

Carocim recommends using **MATT** or **SATIN** wax, depending on your desired finish.

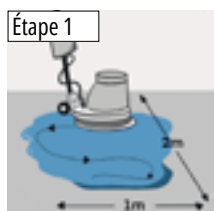
What is it for? For indoor floors, after applying the protective treatment, it is recommended to finish with a layer of protective wax, especially in high-traffic or heavy-use areas (entrance, kitchen floor, countertop, etc.).

- Makes regular floor maintenance easier
- Helps maintain the level of surface protection
- Protects against the buildup of dirt and dust

The product covers up to 25 m² per liter.

It should be diluted at a ratio of 200 ml of water per 1 liter of product.

Comment l'utiliser ?



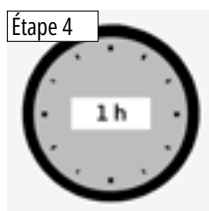
Thoroughly clean the surface.



Allow the area to air out to ensure the surface is completely dry.



On a clean, dry surface, apply a **modest** amount of **DILUTED WAX** at a 1/200 ratio evenly across the floor using a white cloth.



Wait one hour, then, if needed, apply a thin second coat of product perpendicular to the first.



Do not walk on the surface until it is fully dry.



Maintenance:

Every 2–3 months : After cleaning the surface with a diluted solution of **CLEANER PRO** (1/200), apply the wax diluted at a ratio of **500 ml per 5 liters of water**. Wait until the product is completely dry before walking on the surface.

Once for year : Apply the wax slightly diluted (200 ml of water per liter of product) using a white cloth. Again, allow the floor to dry completely before walking on it.



Before starting the cleaning or treatment process, define a work path. It is recommended to begin at the back of the room and work your way toward the exit to avoid walking on areas that have already been treated. Also, make sure your shoe soles are clean to prevent leaving marks or residues on freshly cleaned or treated tiles.

WARNING :

Before applying the product, it is recommended to test it on a small, inconspicuous area of the surface to check for any potential color changes. Do not apply the product outdoors if rain is expected.

This product does not protect against acidic substances.

The instructions and application procedures for the recommended products are based on precise laboratory testing. However, there are factors beyond our control, such as the condition of the surface before treatment, environmental conditions, and the user's level of expertise. It is therefore strongly recommended to perform a preliminary test on the surface to be treated. Carocim and Fila guarantee the quality of their products but accept no responsibility in cases of improper use.



Carocim recommends using **CLEANER PRO**

What is it for?

Regular maintenance includes all daily cleaning actions needed to preserve the appearance and properties of cement tiles over time. CLEANER PRO leaves no residue and respects both the material and the treatment.

- Gently cleans all floors and surfaces
- Concentrated formula: can be diluted at different ratios depending on needs
- Compatible with floor scrubbers, without leaving any streaks or residues



When used diluted at 1/200, the product offers coverage of up to 1,500 m² per liter.

How to use it?

MACHINE-ASSISTED CLEANING INSTRUCTIONS

Étape 1	Étape 2	Étape 3	Étape 4	Étape 5	Étape 6
Vacuum dirt and dust.	Dilute CLEANER PRO at 1/200, i.e. 25 ml in 5 liters of water.	Distribute the solution over the floor using a single-disc machine with a white pad	Vacuum up the dirty water as you go.	Rinse the surface to remove any residue.	Do not walk on the surface until it is fully dry.

Note: Using a scrubber-dryer simplifies the process by cleaning and immediately recovering the wastewater.

MANUAL CLEANING INSTRUCTIONS

Sweep the floor thoroughly.	Dilute CLEANER PRO at 1/200, i.e. 25 ml in 5 liters of water.	Clean 2–3 m ² at a time using a mop with S-shaped movements.	Rinse and wring out the mop before cleaning another part of the surface.	If the floor is particularly dirty, clean it twice.	Do not walk on the surface until it is fully dry.



Before starting the cleaning or treatment process, define a work path. It is recommended to begin at the back of the room and work your way toward the exit to avoid walking on areas that have already been treated. Also, make sure your shoe soles are clean to prevent leaving marks or residues on freshly cleaned or treated tiles.

WARNING :

Before applying the product, it is recommended to test it on a small, inconspicuous area of the room to check for any potential color changes. The instructions and application procedures for the recommended products are the result of precise laboratory testing. However, certain factors are beyond our control, such as the condition of the surface before treatment, environmental conditions, and the user's professional expertise. It is therefore recommended to carry out a preliminary test on the surface to be treated. Carocim and Fila guarantee the quality of their products but decline all responsibility in cases of improper use.

Carocim recommends using **PS87 PRO**

What is it for?

Extraordinary maintenance is required when the surface shows deeply embedded dirt or stains that cannot be removed with regular cleaning. This is the first step in restoring the material's original appearance:


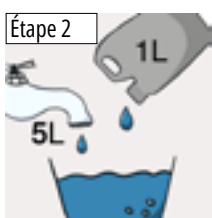

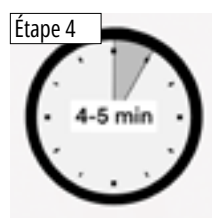

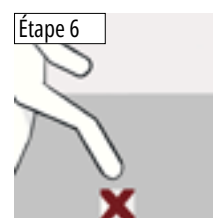
- Removes layers of wax and built-up dirt accumulated over time
- Deeply degreases thanks to its high concentration of surfactants.
- Prepares the surface for a new protective treatment.

When used diluted at 1/10, the product covers up to 40 m² per liter.




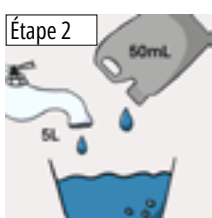




How to use it?

MACHINE-ASSISTED CLEANING INSTRUCTIONS

					
Vacuum dirt and dust.	Dilute PS87 PRO at a 1/10 ratio.	Distribute the solution over the floor using a single-disc machine equipped with a white pad.	Let the solution sit for 4 to 5 minutes. Pay special attention to stubborn stains by going over them again with the machine.	Remove residues with a wet vacuum cleaner, then rinse with clean water.	Do not walk on the surface until it is fully dry.

À noter : L'utilisation d'une auto-laveuse simplifie le nettoyage en nettoyant et récupérant immédiatement les eaux usées.

MANUAL CLEANING INSTRUCTIONS

					
Sweep the floor thoroughly.	Use PS87 PRO diluted at 1/10 (0.5 liter of PS87 PRO in 5 liters of water, preferably warm).	Spread the diluted solution evenly over a few square meters, scrubbing the surface methodically.	Rinse thoroughly as you go and remove the water.	Ventilate the room.	Do not walk on the surface until it is fully dry.



Before starting the cleaning or treatment process, define a work path. It is recommended to begin at the back of the room and work your way toward the exit to avoid walking on areas that have already been treated. Also, make sure your shoe soles are clean to prevent leaving marks or residues on freshly cleaned or treated tiles.

WARNING :

Before applying the product, it is recommended to test it on a small, inconspicuous area of the room to check for any potential color changes. The instructions and application procedures for the recommended products are the result of precise laboratory testing. However, certain factors are beyond our control, such as the condition of the surface before treatment, environmental conditions, and the user's professional expertise. It is therefore recommended to carry out a preliminary test on the surface to be treated. Carocim and Fila guarantee the quality of their products but decline all responsibility in cases of improper use.

STAIN CHART .

IN THE CASE OF STUBBORN STAINS, IT IS POSSIBLE TO USE THESE PRODUCTS FROM FILA SOLUTIONS.

We strongly advise against the use of acid-based detergents, alkaline degreasing detergents (high-pH), or highly abrasive tools for regular maintenance. This is a general maintenance sheet. For specific projects, alternative protocols can be assessed.

Organic Stains	
Grease and Oil-Based Substances	SR95*
Sodas and Fruit Juices	
Urine and Vomit	
Coffee / Wine	
Blood	
Ink / Marker	
Nicotine	
Hair Dye	
Tire Marks	PS87 PRO*
Wax Crayons	ZEROSIL
Candle Wax	
Dirty Grout	FUGANET
Construction Site	
Silicone	ZEROSIL
Polyurethane Foam	
Adhesive Tape Residue	
Anti-Scratch Wax	
Rust	NORUST
Cement – Efflorescence / Limescale	DETERDEK PRO
Suction Cup Marks	PS87 PRO*
Epoxy Grout	CR10
Bitumen	ZEROSIL
Graffiti / Paint	NOPAINT STAR
Regular Maintenance	
CLEANER PRO*	

* products available at CAROCIM

The instructions and application procedures for the recommended products are the result of precise laboratory testing. However, certain factors are beyond our control, such as the condition of the surface before treatment, environmental conditions, and the user's professional expertise. It is therefore recommended to carry out a preliminary test on the surface to be treated. Carocim and Fila guarantee the quality of their products but decline all responsibility in cases of improper use.