

# Private Estate in Montecito



**Surface Type:** Flagstone | **Products Used:** 40SK™ & STAIN-PROOF™ Original  
**Completed:** September 2017

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## THE PROJECT:

Home to some of Santa Barbara County's most famous residents, Montecito has always had an irresistible allure, first attracting vacationing movers and shakers in the 1880s. Montecito is home to some of the area's most stunning stretches of coastline, from Fernald's Point, past the calm waters of Miramar Beach and renowned surf break at Hammonds Point, to sparkling Butterfly Beach. Stand-up paddlers and surfers vie for waves, and sailboats sleepily bob against their moorings offshore. Drive or bike along the tree-shaded lanes, and do what the locals do: hang out on a sunny patio, read the paper and don't make a fuss if you see a famous face.

The Property Manager of this estate was seeking a solution towards reducing the amount of time and materials required to maintain the interior flagstone flooring which was throughout the estate. The staff was spending several hours a day for years just working on keeping the floors clean while routinely going through mops heads and vacuum brush attachments. Given the characteristics of Flagstone and in relation to the stone being used inside we recommended a 2 part process of diamond abrasive work which would provide a smoother surface which offered continuity and consistency throughout and post diamond abrasive work, we further recommended sealing with both DRY-TREAT 40SK and STAIN-PROOF Original™ in accordance with manufacturers recommended application protocols. Careful preparation and protection were employed to ensure the preservation and protection of the estates architectural features and numerous art pieces.

## SPECIAL REQUIREMENTS:

The project requirements were:

- The sealer must provide long term protection – eliminating the need for re-application
- Consolidation of the sandstone
- Superior water and oil repellency
- No significant color changes to the Flagstone surface
- Sealed surfaces should be easier and less costly to maintain and clean over time

## THE DRY-TREAT SOLUTION:

Two Dry-Treat sealers were chosen for this project: DRY-TREAT 40SK™ and STAIN-PROOF™ Original.

DRY-TREAT 40SK is a premium water repellent and consolidator that strengthens porous materials by 30-40%. The consolidation and densification provided by 40SK would help protect the flagstone from degranulizing particularly within the large gallery space which experiences a high traffic flow.

To further protect the stone from the possibility of oil staining, Dry-Treat's premium impregnating sealer, STAIN-PROOF Original was used. STAIN-PROOF Original was applied 2 weeks after DRY-TREAT 40SK to give ample time for 40SK to cure.

Our unique sealing technology allows our sealing molecules to penetrate deep into the pores of the material. This means that the sealer will withstand most cleaning methods, even commercial grade sprayers, making it easier to maintain and clean. In fact, once cured, the only way to remove the sealer is to physically remove the part of the surface that has been penetrated by the sealer. Because of this, Dry-Treat sealers provide long lasting protection against water and oil-based staining.

Both STAIN-PROOF™ Original and DRY-TREAT 40SK are invisible and do not change the appearance or finish of the surface.

STAIN-PROOF™ Original and DRY-TREAT 40SK™ both come with a 15-year warranty if applied by an Accredited Applicator. The longevity of the sealers eliminates the need for re-application, reducing maintenance costs.



[www.drytreat.com](http://www.drytreat.com)