



HOMOGENEOUS INLAID AND INLAID SHEET FLOORING MAINTENANCE INFORMATION

BioSpec / Lifelines / ArchiTextures / Fine Fields / Magna /

General Maintenance Information

Proper and regular maintenance is necessary to protect and prolong the life of the floor. A maintenance plan and associated maintenance costs should be factored into the project at the earliest stages to ensure the owner's flooring investment is protected. A good maintenance program involves controlling dirt and grit, prompt removal of spills and stains, and protection of the floor surface, as well as following these basic strategies:

- **Frequent sweeping, mopping or vacuuming to control loose soil and grit.** The frequency of cleaning will be determined by the amount and type of traffic expected, the color of the floor, and the types of soil the floor will be exposed to, for example.
- **Prompt removal of spills and stains.**
- **Use of appropriate walk-off mats.** Choose mats with non-staining backs, and place them at every entrance, both inside and out. Mats should be as wide as the entrance and long enough to remove wet or gritty soil and stain-causing residue from asphalt pavements before it is tracked onto the resilient floor. Clean mats regularly.
- **Avoid washing or scrubbing the floor for 4 – 5 days after installation.** This prevents excess moisture from affecting the adhesive bond to the underlayment and/or to the seams.
- **Use caution and good safety practices.** Use caution signs and restrict traffic when cleaning, stripping and polishing to prevent injuries from slips and falls. Do not flood the floor with scrubbing, rinsing or stripping solutions. Use protective runways, when moving heavy objects, even if equipped with wheels, to avoid causing adhesive displacement, marring, or gouging of the floor surface.
- **Clean regularly and polish for surface protection and appearance retention.** Maintenance conditions vary. Contact the the polish manufacturer to determine the specific recommendations for polishing based on your equipment, schedule, traffic and desired gloss level.
- **Always use a quality name product and follow manufacturer recommendations** to ensure the best results. The improper use or dilution of certain floor cleaners may discolor the floor surface.

MAINTENANCE FOR A NEWLY INSTALLED FLOOR

1. Sweep or vacuum the floor after the seam is completely dry.
2. Damp mop the floor the day after installation with a diluted, non-alkaline, general purpose floor cleaning solution to remove heel marks or stubborn soil that may have occurred during installation.
3. Allow at least 48 hours for the seam to be bonded and the floor to be adhered tightly to the sub floor before washing or scrubbing the floor. Keep walking traffic to a minimum and avoid moving heavy objects across the floor during this time period.
4. When the floor has been thoroughly cleaned and dried, immediately apply multiple coats (3-5 coats) of a high quality metal cross-linked acrylic floor finish to protect the floor surface.

REGULAR MAINTENANCE

1. Dry sweep or dust mop the floor to remove the loose debris and grit. Using walk-off mats at entrances to buildings can prevent grit and stainants from being traced onto the surface of a floor.
2. Damp mop the floor using a properly diluted, non-alkaline general-purpose floor cleaner to maintain an attractive appearance. A low rpm floor machine with the appropriate pad for scrubbing may be used to remove heavy soiling on the floor.
3. After a finished floor is cleaned, rinsed, and dried, it may be spray buffed or burnished to repair scratches in the surface or to bring back the shine of the floor.
4. To spray buff, apply a spray buff medium in front of the machine in an area no large than 2' x 3' and buff immediately. Buff until the floor is glossy and is not tacky to the touch.
5. Burnish buffing gives a higher gloss look. Utilizing 1500+ RPM high floor machines with proper selection of pads can restore gloss to a finished floor.
6. To extend the life of the finish and to lengthen the time between re-coatings, it is recommended that a finish restorer be used. Apply the finish restorer with a damp mop or automatic scrubber. A thin coating of finish restorer on the floor can protect the finish from abrading when burnish buffing.
7. If the floor is badly soiled and/or scratched, spray buffing or burnishing will no longer restore the shine of the floor. A stripping operation is required to remove the dirty and damaged finish, followed by reapplication of new finish
8. Promptly repair any damage to the floor noticed during the performance of routine maintenance. Refer to the current Mannington Professional Installation Guide for floor repair information or call 1-800-241-2262.

NOTE: During cleaning, floors become wet and slippery; “Caution Wet Floor” signs must be displayed.

CLEANING PROCEDURE

1. Sweep the floor with a dust mop or soft push broom to remove all loose dirt and dust. Carefully remove any sticky substances with a putty knife or dull knife.
2. Damp mop or scrub the floor with a non-alkaline, general-purpose cleaner. Prepare the solution according to manufacturer’s instructions.
3. Spread the solution on the floor, covering an area about 3' x 3'. Use either a mop or a floor machine equipped with a clean scrubbing pad to remove all dirt. Keep the mop as clean as

possible by rinsing frequently. This ensures that soil is being removed effectively. In general, one gallon of cleaning solution can clean approximately 2000 square feet.

4. Rinse the floor with a clean mop and clear water. Use a mop or a wet/dry vacuum to remove all wet residue left on the floor.
5. Allow the floor to dry thoroughly before opening it to traffic.

NOTE: In special application areas, such as hospital operating rooms and clean rooms where waxes or finishes are not normally applied, the use of wet or dry mechanical scrubbing is NOT recommended nor required. In these areas, floors should be damp mopped to remove soils or stains. Antiseptics or disinfectants may be applied after damp mopping to sanitize, if required.

FINISHING PROCEDURE

1. Prior to applying the floor finish, clean the floor thoroughly as described in the cleaning procedure. Any soil left on the floor will become trapped between the finish coats.
2. Soak a clean mop in clear water and wring it as tightly as possible. Dip the mop in the bucket of finish and tap lightly with the wringer. Saturation of the mop provides a more uniform application. Proper saturation is indicated when the finish drips slowly from the wrung-out mop.
3. When the floor is dry, apply the polish in a corner of the room opposite the door and work towards the door. Apply more finish on heavy traffic areas. To prevent edge buildup, apply one coat to non-traffic edges for every three coats applied to heavy traffic areas. On the first application, stay at least 12 to 14 inches away from baseboards and corners. Gradually work closer to the edges with each subsequent application.
4. Apply the finish with smooth, overlapping strokes of the mop. Thin coats may dry fast, but often lack strength. Reload the mop with finish frequently enough to ensure that the finish is applied evenly. In general, the polish will cover 2000 square feet per one gallon bottle.
5. It is recommended that 3 to 5 coats be applied to build up gloss and to provide an adequate foundation for the spray buffing or burnishing operation. Allow 45 minutes to 1 hour dry time between each coat applied; and at least one hour after the last coat of finish has dried before opening the floor to traffic.

STRIPPING PROCEDURE

Stripping removes all dirt and old polish down to the original floor surface. This process is time-consuming, thus, increases maintenance costs. Floors should be stripped only when other methods of cleaning are no longer effective.

1. Remove all loose soil and debris from the floor with a dust mop, push broom, or vacuum cleaner.
2. Follow the recommended dilution ratio of stripper to water. If cold water is used, longer contact time will be required for complete removal of the old finish. One gallon of properly diluted stripper solution will strip off 800-1200 square feet of floor area.
3. Begin application of the stripper in a corner away from the door, and work towards the door. Liberally apply the stripper solution to the floor with a mop, however, do not flood the floor. Allow the stripper solution to penetrate into the floor finish for several minutes. For heavy buildup, it may be necessary to apply more stripper to the floor in order to achieve a complete finish removal. (Warning: At this stage the floor becomes slippery.)

4. Check to see if the polish film is sufficiently loosened enough to be scraped off easily. Then scrub the floor with a nylon pad or brush.
5. Remove all stripping solution with a squeegee and a wet vacuum or with a damp mop. Do not reuse.
6. Immediately rinse the floor with clear water, using a clean mop and bucket. Remove the rinse solution with a squeegee and wet vacuum or a clean damp mop. Repeat the rinsing procedure to ensure a thorough rinsing.
7. Allow the floor to dry thoroughly. Floor fans will assist in shortening the drying time of the rinsed floor. The floor must be kept free of any dirt at this point, so avoid any walk-through traffic.
8. Immediately apply the polish by following the proper finishing procedure as recommended by the manufacturer.

SPRAY-BUFFING PROCEDURE

Spray buffing is a machine maintenance procedure to restore the gloss of a floor and to remove scuffs and black marks caused by traffic. Spray buffing can only be done when a solid base of at least 3 coats of finish already exists on the floor.

1. Sweep the floor to remove loose dirt and debris. Remove sticky substances carefully with a dull knife. The floor must be clean before spray buffing.
2. Select the proper, clean spray-buffing pad and attach to a floor machine with a medium RPM capability.
3. Select an RPM setting appropriate for the buffing medium. Take appropriate precautions to assure grounding and protection of electrical circuits and connections.
4. Dilute the spray-buffing medium as per manufacturer's instructions. A high-speed floor machine will require that the spray-buffing medium be less diluted for proper results. However, using higher concentrations at lower buffer speeds will slow down the operation and result in more soil becoming packed into the spray-buffing pad. The spray-buffing medium will cover an area of approximately 10,000 to 15,000 square feet per gallon.
5. Spray the medium as a light mist on a 2' x 3' area in front of the machine, enough to wet the pad. This gives the best gloss enhancement and best repair. If the pad is too dry, the operation will scratch and dull the polish. If the pad is overly wet, additional passes with the machine will be required to obtain proper repair of the traffic damage. When the pad becomes clogged with finish and soil, flip the pad over or replace it with a clean pad.
6. After the spray buffing operation has been completed, remove the pad from the machine and clean it with a strong stream of clear water or soak the pad into the stripper solution overnight, and then thoroughly rinse it.
7. Allow the pad to completely dry before reusing.

BURNISHING / BUFFING

High-speed burnishing / buffing provide the best gloss and damage repair. Floors which are to be high-speed burnished should have at least four coats of polish. This base coat should be periodically rebuilt to compensate for the loss of finish from this operation. How often the floor requires burnishing is determined by the appearance of the floor and the traffic intensity. Burnishing more frequently than actually required wastes labor and unnecessarily removes the protective finish. Burnishing at too low frequency will result in degraded floor appearance and may allow traffic damage and soil embed in the finish.

High speed burnishing / buffing is NOT a cleaning procedure, nor will it remove larger scratches. Keep the floor clean and minimize the grit that causes these scratches. Any residual soil on the floor will become darkened and discolored. Once this darkening has occurred, stripping off the finish and recoating will be necessary.

Proper selection of the appropriate pad to match the floor machine is important. Lower RPM machines and ones utilizing lower pad pressure may require the use of a more aggressive pad.

Heavier pad pressure and more powerful machines, such as those with internal combustion engines, require the use of less aggressive pads. A mismatch of pad and machine may result in floor damage, dulled finish or insufficient repair of traffic damage. Pads are typically color-coded base upon the aggressiveness of the pads, with lighter being less aggressive and darker being more aggressive.

BURNISHING / BUFFING PROCEDURE

1. The floor must be clean and dry before burnishing. Do not apply antiseptic or disinfectant until burnishing is completed.
2. Sweep or dust mop all surface debris and grit.
3. Damp mop the floor with a properly diluted floor cleaner.
4. Inspect the pad to ensure that it is clean and mechanically sound.
5. Perform a routine safety check on the equipment before beginning the burnishing operation. Take appropriate precautions to assure grounding and protection of electrical circuits and connections.
6. Operate the burnisher in a straight line, making sure to slightly overlap on each pass.
7. Keep the machine in constant motion, to avoid surface abrasion and heat damage due to operating the machine in one spot too long.
8. When floor appearance does not respond to high-speed burnishing, thoroughly clean the floor and apply a gloss restorer, spray-buff or re-coat the original finish.
9. **Burnishing is not recommended for installation exhibiting telegraphing of subfloor irregularities or debris trapped under the floor (inadequate floor preparation).**
10. Discard the remaining finish into a sanitary sewer drain, adhering to the local disposition codes and regulations.

BIOSPEC AND LIFELINE – OPERATING ROOMS

For areas such as Operating Rooms, it is not necessary for the floor be polished. An initial two coats of commercial grade acrylic finish is suggested and shall be applied within 48 hours after installation if utilized. The premise is that Operating Rooms, by definition, are areas where there should be minimal dirt and grit. In addition to normal cleaning and disinfecting that takes place in an OR setting, periodic brush cleaning is required to minimize any surface residue that may collect due to product texture. In some critical care areas, local codes do not permit polishes to be used in OR's. While it is desirable to apply an initial two coats of polish, some codes discourage the use of polish in critical areas.