



### the importance of routine maintenance

Purchasing a floor system is a major investment. Repair and reinstallation of a floor system is expensive. Repair and reinstallation not only costs time and money, but also presents a major inconvenience to your operation. This is true whether you are a manufacturer that has to produce and ship product, a commercial establishment that relies on its customers, or an educational institution that provides learning to its students. Proper maintenance of your floors is a critical step to preserving what you've invested. When properly undertaken, a preventative maintenance program provides a substantial savings of time and money over the long term and adds years to the life of your floor.

### cleaning standards

Cleaning methods vary slightly with the size of the area. Here are general cleaning standards for smooth hard-surface epoxy flooring in the most typical areas:

- a. Dust mop or sweep floor to remove loose particle dirt from floor. This will help the scrubbing steps to be more successful.
- b. Apply a **neutral pH** cleaning solution at proper dilution rate.
- c. Allow solution to "dwell" on the floor for 10-15 minutes.
- d. Scrub solution on the floor using one of the below cleaning methods. If using a mop, make sure mop is clean.
- e. Pick up solution using your preferred method and allow floor to dry.
- f. Apply rinse water step to the floor using same method. If using a mop, make sure it is a different mop than the one used for the detergent step. Mop bucket must also be rinsed clean between steps "e" and "f".
- g. Pick up rinse water from floor using preferred method. If using a mop, the mop should be rung out into a separate bucket or chamber than the one containing the clean rinse water. Allow floor to dry.

#### Cleaning Methods

Cleaning methods used vary based on equipment and budget available. Here are the most common and acceptable:

**Automatic Scrubber** – This provides for the cost-effectiveness and efficiency of using an automatic scrubber quickest and most effective means of cleaning hard surface flooring. Automatic scrubbers are equipped with reservoir tanks which hold cleaning solutions, spray applicators, scrubbing brushes, squeegee mounts, and vacuum/pickup capability to retrieve spent solution. It is important to use soft scrubbing brushes on the unit. If pads are being used, a soft pad will be necessary (usually a white pad).

**Single Disc Floor Machine (Swing Machine, Low Speed Buffer)** – This machine can be used to scrub the detergent solution once applied. This machine is less expensive than a scrubber, but will require more time. A white pad should be used with this machine. Pick up of the solution from floor will have to happen with a vacuum (shop vac, or commercial floor vacuum with squeegee mount).

**Mop/Bucket Method** – While this is the slowest, most labor-intensive method, it is also the most economical method for maintaining hard-surface flooring. Standard steps apply with the following notes. It is very important to start with a clean mophead. Most mop buckets are equipped with a separate reservoir/holding bucket for spent solution. This is to keep dirty water picked up from floor separate from the clean soap or rinse water solution in the mop bucket. A clean mophead must also be used for the rinse step. It is important not to use the same mophead that was used for the detergent step. Improper pickup of water can result in a streaked floor. These streaks are essentially dried dirt resident in cleaning solution or rinse water that was not picked up from the floor.

### materials, cleaning solutions, equipment

<u>Item</u>	<u>Brand Name</u>	<u>Supplier</u>	<u>Location</u>	<u>Contact Number</u>
Neutral pH Detergents	FloorScrub	FloorAmerica	Nashville, TN	(615) 256-5723
Cleaning Pads, Mops, Mop Buckets	n/a	Any Home Improvement Store		
		Mercury Supply	Nashville, TN	(615) 254-5005
Scrubbing Equipment, Walk-Behind Scrubbers	Tennant	Kelsan	Nashville, TN	(615) 259-9425

### maintenance schedule

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