

Maintenance Overview

Homogenous solid vinyl tile does not require a protective wax or floor finish within the parameters of a maintenance program. In fact, homogenous solid vinyl tile can be buffed to a high shine that is similar to a traditional wax or finish without the use of a finish. However, solid vinyl tile does require daily and routine care and maintenance with cleaning equipment to maintain the desired appearance. The frequency of daily and routine maintenance will depend upon the amount and type of traffic in the area. Areas such as day cares, play areas and multipurpose areas that will become soiled and scuffed faster may require more frequent heavy cleaning. However, maintenance may be more frequent within the first year of installation. Over time, solid vinyl tile will require less frequent routine maintenance as a protective film builds in the surface of the material. If the flooring is in an area that will not be maintained by the use of a rotary buffer or auto scrubber, then the flooring must be maintained using a finish.

In areas where rolling chairs will be used, a resilient flooring chair pad must be installed over the finished floor to protect floor covering. In areas where desks, chairs and or furniture with castors will be used, it is extremely important to reduce the amount of debris around the area of the chair, furniture feet or castors. When furniture is moved repeatedly, this debris can build up underneath chair and furniture feet or castors and cause damage to the flooring. The chair castors and other chair and furniture floor protection devices must be regularly inspected for debris, build-up or damage and cleaned when necessary. Always use untreated, new or thoroughly cleaned mops and pads when conducting daily or routine maintenance. Do not use Kerosene, Gasoline, Naphtha and/or other solvents to clean solid vinyl tile. As with any maintenance program, be sure to use proper PPE (Personal Protective Equipment) per the cleaning product SDS and ensure all maintenance procedures are conducted per the cleaning products instructions. The use of Caution Tape and /or Wet Floor Signs are recommended to prevent slips and falls.

Additional Information

Approved Cleaners

Excelsior NC-900 Neutral Cleaner

Approved Floor Finishes

Excelsior MF-940 Acrylic Matte Floor Finish

Excelsior GF-950 Acrylic Gloss Floor Finish

Approved Finish Removers

Excelsior FR-920 Finish Remover

Technical Documents & Support

Additional product resources and technical documents are available online at flexcofloors.com. For additional technical support, send an e-mail to solutions@rhctechical.com.

1. POST-INSTALLATION CHECKLIST

- Prior to moving furniture or heavy equipment, sweep the floor and cover with an appropriate protective product, such as Masonite, Ram Board or equivalent, to prevent scuffing and scratching that may not come out during the maintenance procedures.
- **DO NOT** use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.
- **DO NOT** use highly alkaline or acidic cleaners.
- **DO NOT** use detergents, abrasive cleaners or "mop and shine" type products (such as Bleach, Pine-Sol, Clorox Soft Scrub, Fabuloso, Mop & Glo, Mr. Clean, Murphy's Oil Soap and similar, unapproved cleaners), as they will dull the finish and sheen of the flooring material.
- **DO NOT** use sweeping compounds or cleaning agents containing oils or solvents.
- **DO NOT** scrub, buff or mop the area within the adhesives traffic limits (48-72 hours) to allow proper curing of the adhesive.
- **DO NOT** flood the area when cleaning.
- **DO NOT** allow the cleaning solution or topical moisture to

work its way beneath the flooring material, as this can result in an adhesive and/or installation failure.

2. INITIAL MAINTENANCE

Ensure that adhesive has cured for recommended period of time prior to conducting initial maintenance. Remove any protective coverings prior to cleaning. Sweep, dust mop and/or vacuum flooring to remove any dirt, dust or debris.

Mix 2-4 ounces of Excelsior NC-900 Neutral Cleaner per gallon of clean, potable water. Use a clean mop to apply cleaning solution to floor and let stand for 5-10 minutes.

Using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), buff floor while wet using a 3M 5300 Blue Cleaner Pad. If flooring is heavily soiled, an additional cleaning may be required.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing) and allow floor to dry entirely.

Once dry, use a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) to scrub floor while dry using 3M 5100 Red Buffing Pad. Use an auto-scrubber, wet vacuum or

clean mop to rinse area with clean, cool water and allow floor to dry entirely.

Once dry, buff/burnish flooring using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) and a 3M 4100 White Super Polish Pad. If a higher sheen is desired, continue to burnish flooring using a 1500 RPM Burnishing Machine with a 3M 3100 Aqua Burnishing Pad.

Burnished floors that have a high sheen may telegraph substrate imperfections more than floors with a low sheen. Before burnishing, conduct a small test area to confirm that the burnished floor is acceptable for all interested parties.

Do not use detergents, abrasive cleaners or “mop and shine” type products, as they will dull the finish and sheen of the flooring material. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.

3. INITIAL FINISH APPLICATION

Homogenous solid vinyl tile does not normally require floor finish, as the material can be maintained by dry buffing. However, in areas where dry buffing is not possible, the material must be protected with a floor finish.

Ensure that initial maintenance has been conducted prior to applying floor finish. Flooring area must be free of dust, dirt, debris, adhesive or cleaning residues, mold release agents and any potential contaminants.

Apply Excelsior MF-940 or Excelsior GF-950 per the installation instructions in 3-4 coats. Allow each coat to dry completely before apply additional coats.

4. DAILY MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to clean spills, dirt buildup and other debris. Allow floor to dry before allowing foot traffic.

Depending on the application and type of traffic, routine maintenance and/or heavy cleaning may need to be performed more frequently to remove scuffs and minor scratches.

5. ROUTINE MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting routine maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to apply cleaning solution to the area and let stand for 5-10 minutes.

If using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), buff floor while wet using a 3M 5100 Red

Cleaning Pad.

If using an auto-scrubber, buff floor while wet using a 3M 5100 Red Buffer Pad. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

Once clean, dry buff area with a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) and a 3M 4100 White Super Polish Pad or burnish flooring using a 1500 RPM Burnishing Machine with a 3M 3100 Aqua Burnishing Pad, depending on desired sheen level. For small installations or hard to reach areas, use a clean, soft towel or cloth wrapped around a push broom.

Depending on the application and type of traffic, routine maintenance and/or heavy cleaning may need to be performed regularly within the first year of the installation until the flooring material builds up a protective layer through dry buffing. Within this time period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

6. HEAVY CLEANING

Over time, depending on the application and type of traffic, the flooring may require a heavy duty cleaning to remove build-up, scuffs from shoes or minor flooring damage. Sweep, dust mop and/or vacuum flooring to remove any dirt, dust or debris prior to heavy cleaning.

Mix 2-4 ounces of Excelsior NC-900 Neutral Cleaner per gallon of clean, potable water. Use a clean mop to apply cleaning solution to floor and let stand for 5-10 minutes.

Using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), buff floor while wet using a 3M 5300 Blue Cleaner Pad. If flooring is heavily soiled, an additional cleaning may be required.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing) and allow floor to dry entirely.

Once dry, use a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) to scrub floor while dry using 3M 5100 Red Buffer Pad. Use an auto-scrubber, wet vacuum or clean mop to rinse area with clean, cool water and allow floor to dry entirely.

Once dry, buff/burnish flooring using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) and a 3M 4100 White Super Polish Pad. or burnish flooring using a 1500 RPM Burnishing Machine with a 3M 3100 Aqua Burnishing Pad, depending on desired sheen level. For small installations or hard to reach areas, use a clean, soft towel or cloth wrapped around

a push broom.

product data sheet.

7. FINISH REMOVAL & REAPPLICATION

The floor finish may need to be regularly removed and reapplied, depending on traffic. The extent of removal will depend on the condition of the finish and whether daily maintenance has been performed to protect the finish.

Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. For a normal stripping, Mix 32 ounces of Excelsior FR-920 per gallon of clean, potable water. For a heavy removal, Mix 64 ounces of Excelsior FR-920 per gallon of clean, potable water. Using a new or thoroughly cleaned mop, apply the finish remover to the flooring material and allow to remain on the surface for 10 - 20 minutes. Do not allow remover to dry onto the floor.

Using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), scrub floor while wet using 3M 5100 Red Buffer Pad. If flooring is heavily soiled, a 3M 5300 Blue Cleaner Pad may be required.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely.

Reapply Excelsior MF-940 or GF-950 per the installation instructions in 1-2 coats. Allow each coat to dry completely before applying additional coats.

8. FLOORING PROTECTION

Protect newly installed flooring with construction grade paper or protective boards, such as Masonite or Ram Board, to protect flooring from damage by other trades. Do not slide or drag pallets or heavy equipment across the new flooring. Limit usage and foot traffic according to the adhesive's requirements. When moving appliances or heavy furniture, protect flooring from scuffing and tearing using temporary floor protection.

All furniture casters must be made of a soft material and must have a contact point of at least 1" wide to limit indentation and flooring damage. All rolling chairs or seating must have a resilient flooring chair pad installed over the finished floor to protect floor covering. All fixed furniture legs must have permanent felt or soft rubber floor protectors installed on all contact points to reduce indentation. Floor protectors must have a flat contact point of at least 1 sq. in or 1 in. in diameter and must cover the entire bottom surface of the furniture leg.

Ensure all furniture castors and chair legs and are clean and free of any and all dirt and debris. Routinely clean chair castors and furniture legs to ensure that dirt or debris has not built up or become embedded in castors or floor protectors. Replace chair castors and floor protectors at regular intervals, especially if they become damaged or heavily soiled.

Place walk-off mats at outside entrances. Ensure mats are manufactured with non-staining backs to prevent discoloration.

For more information regarding cleaner application, floor finish application or finish removal, please consult the associated Excelsior