

## **Floorcare USA, Inc. Floor Coatings Maintenance Guidelines**

Proper maintenance will increase the life and maintain the appearance of your new coated floor. The frequency of maintenance will depend on your work environment and the amount of dirt and soilage that accumulates on your floor. Dirt and dust are abrasive and will quickly dull the finish and decrease the life of your coatings. Liquids can stain and damage the finish. The greater the accumulation of soilage and the more harsh the environment, the more frequently you will need to clean your floor.

Floorcare strongly recommends that you maintain your floors with an automatic, walk behind or riding scrubber unit. FCUSA recommends the Tennant line of mechanical floor maintenance machines: [www.tennantco.com](http://www.tennantco.com)

We also suggest you develop a regular floor care maintenance program to include the following maintenance tips:

- Sweep your floor each day with a mechanized cleaning equipment.
- Scrub your floor at least once a week using the correct brush and detergent.
- Clean up spills immediately before they have a chance to soften the coating and damage the finish.
- Place mats near entryways to minimize dirt and moisture.
- Repair any large gouges or scratches as soon as possible.
- Don't slide heavy machinery or materials across the floor without protection.  
(This will scratch and gouge the floor coatings)
- Don't drop heavy or pointed items on the floor.
- When performing maintenance or using tools, place a rubber mat under the area to be worked on.
- Don't use stiff bristle brushes or brushes that contain wire.  
(Caustic cleaning solutions or solvent will dull the coating system)

### **How to Care for Your Coated Floorcare**

#### **Sweeping:**

1. Sweep floors daily with mechanized sweeping equipment to prevent dust and dirt from accumulation.
2. If using a mechanized sweeper, be sure to use a soft bristle brush. Stiff brushes may scratch the coating causing it to lose gloss.

#### **Scrubbing:**

1. Use a 1% mixture of Tennant 698 Neutral pH detergent. The frequency of scrubbing depends on the amount and type of soilage; however, all floors should be scrubbed at least once a week. High traffic areas such as aisle-ways should be scrubbed daily.
2. Use a mop and bucket or for greater productivity, use a mechanized scrubber which is suited to your needs. A mechanized floor machine or automatic walk behind floor scrubber should be equipped with soft nylon brushes or white pads. More aggressive brushes or pads will dull the surface.
3. Areas where oil and grease are frequently used require daily scrubbing and may require Tennant 9960 cleaner.

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## **Liquid Spills:**

Spills are safety hazards and should be cleaned up immediately. Spills of caustic, acids, and solvents should be cleaned up immediately to prevent damage to your floor coating. Harsh liquids that are allowed to remain on the floor may soften, discolor, or completely remove a coating or sealer.

## **Scratches and Gouges:**

Avoid sliding heavy machinery, pallets, or sharp objects across the floor, as this will cut and gouge your coating. Also, moisture can seep under the coating and result in peeling. To repair damaged areas, follow these steps:

- a. Clean the area of any grease, oil, and soilage using Neutral pH detergent.
- b. Sand the scratched or gouged area by hand using 100 grit sandpaper and feathering the edges until smooth.
- c. Rinse with clean water and allow to dry.
- d. Repair the damaged area using the original coating material per instruction. (Note: Patches will not blend completely due to color variance.)

## **Stain Prevention and Removal:**

If stains do occur, begin removal with a mild solution, progressing to stronger removers until the stain disappears. Inks, dyes, and stains that are a result of chemical attack may never be completely removed. For your protection, always wear rubber gloves and eye protection when working with chemicals.

**CONDITION:** Grease and oil stains: may stain your coating, particularly if allowed to remain on the floor over 24 hours.

**SOLUTION:** Scrub the area with a Tennant detergent. Follow instruction on detergent labels.

**CONDITION:** Dried spills and stubborn stains. A spill, which is not removed, may dry and leave a film or stain that is difficult to remove.

**SOLUTION:** If the spill has dried, use a plastic tool to remove any residue, taking care not to scratch the coating.

If stain persists, soak the area with a 5% solution of detergent. Allow 10 minutes for soaking before scrubbing and rinsing.

If detergent does not remove the stain, wet a clean cloth with a household bleach and wipe the stained area to remove the stain.

(Note: The bleach may dull the coating.)

## **Rubber Marks and Burns:**

**CONDITION:** deposits of rubber on or near the surface of a coating. In most cases, these can be removed by scrubbing with a strong concentration of detergent and water.

**SOLUTION:** Spot the area with a 5% concentrated solution of Neutral pH Cleaner and agitate with a stiff brush or mechanical scrubber. Let soak for 10 minutes. Add water and scrub thoroughly.

Rinse the area completely with water. **Rubber burns** are a change in the surface of a coating caused by heat and friction from spinning tires. In most cases, these can't be removed. **Tire stains** are caused by tires sitting on top of a coating and an exchange of chemical components (plasticizers) between the standing tire and the coating. This in most cases cannot be removed without sanding & recoating.

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## **Waxing (decorative concrete flooring systems):**

Occasional waxing of a CLEAR COATED concrete surface can be an effective way to maintain your coated surface and protect the finish of the concrete underneath your CLEAR COAT finish. This is an effective process for concrete stained and concrete dyed flooring surfaces where a client wants to maintain that “like new” look of the floor finish. An effective concrete floor wax that can be used on a clear coated concrete flooring surface is: Johnson CareFree Wax. CareFree by Johnson Wax Professional works on nearly all types of floors and responds beautifully to conventional, high-speed or UHS equipment and maintenance procedures. A typical application of CareFree wax to your concrete surface might be several times a year, depending on your cleaning, maintenance standards and traffic patterns.

## **Abrade and Recoats:**

No flooring system is completely impervious to wear and an advantage of a concrete coated flooring system is that you can abrade and recoat your topcoat system if/when you feel that you'd like to make your floor look “like new” in appearance again. Abrade and recoats are performed by mechanically sanding the surface and then reapplying your top coat system and can prove especially helpful in applications where a clear coat finish was performed to protect a decorative concrete installation process.

## **Metal Edges**

Avoid the placement of cabinets or fixtures with sharp metal edges if at all possible and avoid dragging of these types of fixtures across your floors; especially if it's a glossy top coat. If the placement of fixtures with sharp metal edges is going to occur, make sure some form of protection is placed between the metal fixture and the floor; clear sheets of plexiglass are a terrific option. When moving heavy fixtures across the floor with sharp edges, avoid dragging the item and attempt to lift it off the floor and then move it or place some type of flooring protection prior to moving the item.

## **Wheeled chairs, carts, tables and fixtures**

Avoid metal or hard plastic wheels from constantly moving back and forth across your coated floors in the exact same spot as this may dull, damage or prematurely wear out your coated floors. If in an office type setting where a wheeled chair, cart or table will be moving back forth constantly over the same spot in the floor, the placement of a clear plexi floor protector that can be found at any office store is recommended. Soft white, non marking rubber wheels and casters are recommended and for all wheeled chairs, tables, carts or objects that will be continuously used on the floors. For chairs and fixtures that don't have wheels, soft rubber end cap glides are recommended on the underside of all chairs, tables and fixtures that will slide across the floor on a consistent basis.

## **Adhesives**

It is not recommended that you apply any type of adhesives to your concrete coated flooring system unless the installed flooring system was specifically applied for this purpose. Adhesives can damage your flooring system and the mastic/glue like residue may require a harsh or caustic chemical to remove the residue that could possible damage your floor.

## **Warranty**

Failure to follow the recommended guidelines outlined above may void the manufacturers warranty for the coatings installed in your facility or cause your floor to show abnormal or premature wear patterns.