

General Maintenance and Specification Hints

- Parterre Flooring requires minimum and routine maintenance to retain its original “like-new” appearance and high-performance characteristics for many years.
- Various factors influence type and extent of a maintenance program for a given installation. Factors include: volume of foot traffic and rolling cart traffic to which flooring is exposed; standards of hygiene, cleanliness and appearance established by owner; type and extent of custodial activity and how it interacts with other factors.
- An ideal flooring maintenance program combines preventive maintenance, initial maintenance and interim maintenance.

General Preventive Maintenance

- Remove #449 or #539 adhesive on face of flooring while wet, using clean, white cloth, moistened with a minimal amount of water and dishwashing detergent solution. **Do not flood or overwet.** Remove when dry with clean, white cloth, moistened with minimal amount of mineral spirits. See label on mineral spirits container before use. Follow all safety and cautionary instructions. After removing adhesive, rinse surface sparingly with clean water, allow to dry completely and wipe with clean, white cloth, moistened with appropriate neutral cleaner from list of approved neutral cleaners or from your current cleaning chemical provider.
- Remove P-339 adhesive on face of flooring while wet, using clean, white cloth, moistened with a minimal amount of water and dishwashing detergent solution. **Do not flood or overwet. Removal must be done while wet. Dried epoxy cannot be removed without probable damage to the surface.**
- Immediately after completion of installing new flooring, dry mop or vacuum to remove debris and grit that could otherwise be ground into surface and cause scratches and damage.
- Prohibit traffic for 24 hours after installing is completed to allow adhesive to dry fully.
- Provide smooth, non-staining, rust-proof, flat surface, metal or plastic support cups, 2” minimum diameter. Place beneath legs of heavy furniture and equipment to spread weight load and reduce indentations and limit scratches and damage.
- Dry mop, broom sweep and/or vacuum daily to remove debris and grit that could otherwise be ground into surface and cause dull appearance, scratches and damage. ***This is the single, most important, maintenance activity and probably the most overlooked and non-performed.***
- The use of entrance matting to remove debris from soles of shoes is also a key preventive maintenance step. Entrance matting should be a minimum of 15’ to remove maximum amount of debris.
- The knowledge that all vinyl floors scuff, scratch and get dirty is key to understanding the performance and maintenance of these products. The use of floor finish will aid in the appearance retention and performance of the appearance retention and performance of the vinyl flooring. However, this is not always necessary with a complete non floor finish maintenance program.

- After installation and initial cleaning, if construction traffic must be conducted via the newly installed floor, the floor should be covered with kraft paper and luan boards to protect the surface until construction is fully completed. Once removed, another initial cleaning should be performed.

INITIAL CLEANINGS – *Key to Future Maintenance*

Initial Cleaning of Newly Installed Flooring

24 hours after completion of installing new flooring:

- Dry mop or vacuum, then lightly damp mop with solution of neutral cleaner from the list of approved suppliers or from your current cleaning chemical provider mixed 1-2 oz. per gallon of clean, cool, tap water. **Rinse completely and thoroughly with clean, cool tap water. Do not flood or overwet.**

Thorough Cleaning of Newly Installed Flooring

- Begin maintenance no less than 48 hours after completion of installing new flooring.
- Dry mop with untreated mop or vacuum area to be cleaned.
- Mix solution of neutral cleaner from the list of approved suppliers or from your current cleaning chemical provider with 3-4 oz. per gallon of clean, cool, tap water.
- Apply solution to flooring with mop and bucket. **Do not flood or overwet.** Allow cleaning solution to remain undisturbed 2-3 minutes, but not long enough to become dry.
- Scrub flooring until all dirt and soil is loosened. Rub out black marks or scuffs with edge of mop end or non-abrasive hand pad.
- Cleaning can also be performed with an auto-scrubber fitted with a scrubbing brush or mild type synthetic scrubbing pad. Avoid coarse grade synthetic pad, which can damage flooring. If auto-scrubber is used, follow with clean mop and clean bucket filled with clean, cool, tap water to pick up all cleaning solution left behind by auto-scrubber.
- **Rinse completely and thoroughly with clean, cool tap water. Do not flood or overwet.** Repeat rinsing activity as many times as necessary to remove all traces of soil and cleaning solution. Clear water in, clear water out.
- Take up rinse water and permit flooring to dry completely. The flooring is now ready to accept floor finish, if desired.

INTERIM MAINTENANCE – *Application of Finish*

Application of Matte or Gloss Floor Finish

Please review the application instructions of the floor finish chosen as your standard. Use the below instructions as a guideline, but follow the application of the floor finish from the manufacturer of your floor finish. Review the application of floor finish with the local manufacturer representative of your floor finish of choice.

Pour either Matte or Gloss Floor Finish from the approved list of suppliers or from your current cleaning chemical provider into bucket and **use at full strength. Do not dilute.**

Minimum initial application should be 3 to 4 coats as follows:

- Dip clean mop into bucket. Squeeze out excess liquid thoroughly with a squeeze-type wringer. First, run the mop along edges of area. Edges that will not receive foot traffic, such as those against walls and solid fixtures, should receive only half floor finish as main areas of foot traffic.
- After attention to edges, repeat process of dipping mop into floor finish and squeezing out excess. Apply floor finish evenly to main traffic areas. Move mop in side-to-side or figure-eight motion across flooring. Turn mop frequently to present fresh surface of mop to flooring. This method of application will cover areas that may have been missed in previous pass and will result in coating that does not show leveling differences. Before mop becomes dry, repeat process of dipping mop into floor finish and squeezing out excess. Continue activity until entire flooring is coated. Avoid splashing walls and fixtures.
- Avoid spreading excessively heavy coats of floor finish, but do not spread too thinly because streaking or a non-uniform appearance may result.
- **ALLOW FLOOR FINISH TO DRY COMPLETELY.** This should require 20-30 minutes, but will depend on air and floor temperatures, relative humidity and air flow.
- Apply second coat of floor finish only after the first coat is completely dry. Unsatisfactory final result can occur from rushing this process and not permitting floor finish to dry completely between coating applications.
- Apply second coat in same manner as first coat, and in perpendicular (right angle) direction to which previous coat was applied. **ALLOW FLOOR FINISH TO DRY COMPLETELY.** Repeat process for third and fourth coats. Allow 4-6 hours before replacing furniture and fixtures, and opening flooring for use. Do not force dry floor finish. This could cause powdering. For very high intensity foot or wheel traffic or other high-demand jobsite conditions, additional coats of floor finish should be applied the following day. Follow instructions in previous paragraphs.
- After completing process, soak and rinse mop thoroughly with hot water until completely clean and free of floor finish. Squeeze dry. Mop should be marked to clearly state use and purpose and stored separately from other mops that may be in use. **Any remaining floor finish should be disposed of and should not be poured back into its original container, to do so would contaminate the unused floor finish.**
- If Gloss Floor Finish will be applied, use an electric floor machine with non-abrasive white color pad. Buff at speed not greater than 600rpm. Buffing above 600rpm can adversely affect flooring and cause damage. **Do not buff if matte floor finish has been applied, because buffing will diminish the matte appearance.**

Stripping

- Stripping is the process of removing all dirt and previously applied floor finish and is necessary only when layers of previously applied floor finish are considered to be excessive. Use an approved supplier of a high quality stripper from the list of approved maintenance products or from your current cleaning chemical provider for Parterre

plank, tile and sheet flooring. Use according to instructions on product label and additionally with an auto-scrubber fitted with a 3M blue or green pad or with a scrub brush. Excessively aggressive pads and brushes can cause flooring to be permanently damaged. Remove dirty solution with a wet vacuum or with a mop.

- **Rinse completely and thoroughly with clean, cool tap water. Do not flood or overwet.** Repeat rinse activity as many times as necessary to remove all traces of soil, old floor finish and stripper solution. Process should be repeated until all old floor finish is completely removed. Do not use mop-on/mop-off, no-scrub and/or no-rinse stripper products on Parterre flooring. Use of approved brand maintenance products on a regular schedule by a well-trained maintenance staff can significantly reduce need for stripping.

Interim Maintenance – No Finish

- Although not required, it is recommended to apply one coat of floor finish after installation to protect the integrity of the floor and to create a barrier to moisture wall to wall. The floor finish will fill any minor gaps during the installation, thus protecting the floor and your investment.
- Dry mop with untreated mop or vacuum area to be cleaned.
- Mix solution of neutral cleaner from the list of approved suppliers or from your current cleaning chemical provider with 3 to 4 oz. per gallon of clean, cool, tap water.
- Apply solution to flooring with mop and bucket. **Do not flood or overwet.** Allow cleaning solution to remain undisturbed 2-3 minutes, but not long enough to become dry.
- Scrub flooring until all dirt and soil is loosened. Rub out black marks or scuffs with edge of mop end or non-abrasive hand pad.
- Cleaning can also be performed with an auto-scrubber fitted with a scrubbing brush or mild type synthetic scrubbing pad. Avoid coarse grade synthetic pads, which can damage flooring. If auto-scrubber is used, follow with clean mop and clean bucket filled with clean, cool, tap water to pick up all cleaning solution left behind by auto-scrubber.
- **Rinse completely and thoroughly with clean, cool tap water. Do not flood or overwet.** Repeat rinsing activity as many times as necessary to remove all traces of soil and cleaning solution. Clear water in, clear water out.
- Take up rinse water and permit flooring to dry completely.