

FLOOR MAINTENANCE METHODS

Maintenance cycles used to prevent appearance decline and restore floor appearance.

Daily Maintenance

Purpose: Keep surface clean. This is the most important aspect of floor care maintenance.

Frequency: Daily or more often depending on soil levels.

Steps:

1. Dust Mop Area – Every floor care system starts at the door. Proper matting is the first step to keep grit and moisture off the floor. Dust mopping is the second most important step for controlling grit. Dust mopping should be performed as often as necessary to keep grit off of floor.
2. Damp Mop or Autoscrub Area – Damp mop area daily to remove soil. Spills should be spot cleaned as soon as they occur

Preventative Maintenance

Purpose: To produce a high gloss by removing surface imperfections which cannot be repaired with daily maintenance.

Frequency: Weekly or as needed when daily maintenance does not leave floor at desired appearance.

Steps: Any of the steps listed below can be used for preventative maintenance. The method used is dependent on maintenance frequency and equipment.

1. Burnishing – Produces a high gloss by mechanical action and heat to melt wax into the pores of floor surface. Usually done using a high-speed rotary buffer (1000+).
Note: Burnishing may be used as a daily maintenance step when a regular or high maintenance program is employed.
2. Spray Buffing – Produces a high gloss by cleaning, filling minor scratches, and removing black marks. Utilizes a spray solution, low speed rotary scrubber (175-350 rpm).
3. Mop on Restorer – Burnishing aid.

Interim Maintenance

Purpose: To even out floor appearance by removing top layer(s) of finish and recoating to build on the base finish

Frequency: Monthly or when preventative maintenance does not leave floor to standard level. Floors will show slight traffic lane wear, scratches, soil etc.

Steps:

1. Deep Scrub – Remove top layer(s) of finish
2. Recoat – Apply finish layer(s)

Restorative Maintenance

Purpose: To even out floor appearance

Frequency: Yearly or when interim maintenance does not leave floor to standard level. Floors will show heavy traffic lane wear, heavy soiling, heavy build-up along edges, etc.

Steps:

1. Strip – Remove all layers of finish and sealer
2. Seal – Seal floor to fill pores and prevent color bleeding
3. Re-finish – Add wear layers