

## GENERAL INFORMATION

The following maintenance procedures are recommended for Mannington Aberdeen Collection when installed in light or medium use commercial applications.

## NEW FLOORS

- Floor covering that has just been installed should not be washed or maintained for at least 24 hours to ensure bonding of all adhesives and seam sealers, etc.
- Walking traffic should be kept to a minimum and moving of heavy appliances and equipment should be avoided for 24 hours for the same reasons.
- Seam sealers should be allowed to dry thoroughly and not allowed to be trafficked for at least 24 hours.

## PRECAUTIONS

When moving heavy furniture, equipment, or appliances over floor covering, care must be taken to use sheets of hardboard, plywood or other suitable protective materials so as not to mar or gouge the floor covering. Use protective runways even if objects are equipped with wheels or an appliance dolly is used.

Support furniture with wide-bearing, non-staining floor protectors. Ideally, the protectors should be a minimum of 1" in diameter, made of hard plastic, and rest flat on the floor. Casters with a minimum 3/4" flat surface width or floor protectors are recommended for all movable furniture. Make sure any metal protectors are rustproof. Replace narrow dome furniture rests with wide-bearing ones.

## BASIC MAINTENANCE

The basic maintenance schedule for most commercial installations contains five steps:

1. Dry mopping / sweeping
2. Damp mopping
3. Wet scrubbing
4. Rinsing and pick-up
5. Power buffing

**NOTE:** During cleaning, floors become wet and slippery. "Caution wet floor" signs must be displayed. Although daily sweeping is recommended, the remaining procedures need only be performed as necessary.

## CONTROLLING GRIT

Surface dirt and grit should be kept from being tracked onto the flooring. The abrasive action of these materials underfoot can cause surface dulling and scratching. Mats with non-staining backings at entryways are strongly recommended.

Entryway flooring should be at least as wide as the doorway and a minimum of 6 - 12 ft. long (3 - 6 foot falls). Entryway flooring should have non-staining backing. Coco-fiber mats are not recommended as they may scratch the surface of resilient floors. Routine cleaning of entryway flooring should be included in the maintenance procedure. This will increase effective entryway life.

Although soft bristle brooms or vacuum cleaners may be used to control dirt and grit, dust-mopping with a treated (non-oily) mop is the most cost effective and, therefore, most widely used method.

## DAMP MOPPING

Damp mopping should be used to remove residual surface dirt that remains after dust mopping. The use of a "tight mop" (one that has been well wrung out) is effective and will require less drying time. We recommend high-quality non-alkaline cleaners. Many cleaners leave an unsightly residual film, rinsing the floor will provide a cleaner surface.

## WET SCRUBBING

Wet scrubbing is required when the flooring has become heavily soiled or marked. Scrubbing with a high quality non-alkaline cleaner followed by rinsing is recommended. In addition, if stripping solution or cleaner is used at a higher than recommended strength, a final rinse step is required.

Scrubbing machines which operate in the low range (350 RPM or less) are most commonly used. These low RPM machines give better scrubbing action, less water slinging, and allow working a soiled or marked area more effectively than a high RPM machine. A pad no coarser than a "hog's-hair" pad is recommended. (Coarse synthetic pads or stiff bristle brushes should only be used for wet scrubbing when an ample amount of cleaning solution is applied to the floor.)

## WET SCRUBBING CONTINUED

The use of automatic floor machines has become prevalent in the commercial maintenance industry. These machines, which are totally self-contained, apply the cleaning solution, scrub the floor, and vacuum up the dirty solution in one pass. Damp mop rinsing, which provides a cleaner floor, is recommended.

## FLOOR POLISHING AND DRY BUFFING

Buffing is the recommended method for maintaining and restoring luster on all Mannington Aberdeen Collection floors. Normal cleaning in conjunction with occasional buffing will maintain the floor's luster. Although polishes are not the norm for these products, they will work, and a high quality metal cross-linked liquid acrylic finish can be used. Use of quality cleaner is recommended to remove polish and heavy dirt buildup.

Dry buffing over heavily soiled or badly marked areas should be avoided because it increases the risk of burnishing residue into the flooring surface. These heavily soiled areas should receive special attention using appropriate cleaners / strippers during wet scrubbing to ensure complete removal of the soiling material.

High-speed buffing (burnishing) machines operate in the medium range (1500 RPM or less). The use of high speed machines, those operating over 1500 RPM, is not recommended. Lamb's wool pads are the preferred pads used for gloss restoration. These pads significantly reduce the chance of scarring or scratching the flooring surface.

Lamb's wool pads should be kept clean by washing in Woolite® or a similar product.

Dry buffing with synthetic pads will also restore gloss. Extreme care must be used to prevent these types of pads from burning or scarring the floor. When using synthetic pads, it is critical to keep the buffing machine in constant motion.

Low speed (350 RPM or less) machines will restore gloss as well as higher speed buffers, but will require more time to cover equivalent flooring area. Power buffing machines are intended primarily for gloss enhancement rather than soil or scuff removal.

## FLOOR FINISHES

Although finishes can be used on Mannington's Aberdeen Collection, they are not needed; and by not performing unnecessary procedures, a facility can achieve considerable savings of both time and costs in a commercial maintenance program.