CARE & MAINTENANCE OVERVIEW

Since there are many maintenance products available today for the commercial environment, we cannot test each available product for fitness of use. We have thoroughly tested these products and recommend their use. If you have a question regarding the fitness of use of other products, please contact customer service at sales@roppe.com or technical services at solutions@hctechnical.com.

One of the greatest benefits of using Rubber Tile/Sheet flooring products is they do not require a floor finish, commonly referred to as a ‘wax’, within the parameters of a maintenance program. However, these products do 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, however, maintenance may be more frequent within the first year of installation. Over time, rubber tile & sheet will require less frequent routine maintenance because as it cures and hardens the pores in the rubber will close. If the flooring is in an area that cannot or will not be maintained by the use of a rotary floor machine or auto scrubber, the rubber flooring must be maintained by using a site applied finish.

When installing Rubber Sheet or Tile 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 Rubber flooring. 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 is recommended to prevent slips and falls.

APPROVED & RECOMMENDED CLEANERS

Excelsior NC-900 Neutral Cleaner, a pH neutral, all-purpose cleaner for the initial daily cleaning of resilient flooring.

Excelsior CM-910 Cleaner / Maintainer, a pH neutral, biodegradable cleaner and maintainer for daily cleaning or preservation of the rubber flooring.

APPROVED & RECOMMENDED FINISHES & FINISH REMOVERS

Excelsior MF-940 Acrylic Matte Floor Finish, a durable, scuff resistant, ‘satin look’, acrylic floor finish for resilient floor coverings.

Excelsior GF-950 Acrylic Gloss Floor Finish, a flexible, extended wear, ‘high gloss’, acrylic floor finish for resilient floor coverings.

Excelsior PR-930 Performance Remover, a finish remover designed to remove topically applied flooring finishes from resilient floor coverings.

Technical Documents and Technical Support

Additional product resources and technical documents are available online at www.roppe.com. For additional technical support, send inquiry via email to: solutions@hctechnical.com.
MAINTENANCE GUIDELINES

1. POST-INSTALLATION CHECKLIST

- Prior to initial maintenance, 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; this may cause discoloration, scratching and loss of sheen.
- DO NOT use highly alkaline or acidic cleaners.
- DO NOT use aggressive detergents, abrasive cleaners, degreasers or “mop and shine” type products; these will damage, soften or discolor the flooring material.
- DO NOT use sweeping compounds or cleaning agents containing oils or solvents.
- DO NOT scrub, buff or mop the area per the adhesives traffic limits (48-72 hours) to allow proper curing of the adhesive.
- DO NOT allow excessive amounts of water to sit on the flooring for extended periods of time when cleaning.
- DO NOT allow the cleaning solution or topical moisture to work its way beneath the flooring material; 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 or use dust mop and vacuum to remove any dirt, dust or debris from the flooring. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding; this may cause discoloration, scratching and loss of sheen. Do not use aggressive detergents, abrasive cleaners, degreasers or “mop and shine” type products; these will damage, soften or discolor the flooring material.

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

If using a low-speed, rotary floor machine (175-350 RPM), scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. If flooring is heavily soiled, allow the cleaning solution 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 solution residue has been removed (this may require additional rinsing).

After the floor is completely dry, and a higher shine is desired, use a high speed machine (1500 RPM)* to burnish the floor using a 3M 4100 White Super Polish Pad; this will bring the floor to a shine.

3. INITIAL FINISH APPLICATION (Optional)

Installation areas that will be difficult to maintain with a rotary floor machine or auto-scrubber (elevators, cabs, or small rooms, etc.) or areas that will not receive routine maintenance must have a compatible floor finish installed such as Excelsior MF-940, GF-950 or PF-960; this will ease the maintenance of the floor.
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 contaminates.

Apply Excelsior MF-940 or Excelsior GF-950 or Excelsior PF-960 per the installation instructions; 3 - 4 coats. Allow each coat to dry completely before applying additional coats.

4. DAILY MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Sweep or use dust mop and vacuum to remove any dirt, dust or debris from flooring. 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. Rinse the floor with clean water and allow floor to dry before allowing foot traffic.

5. ROUTINE MAINTENANCE

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

Mix 4-6 ounces of Excelsior CM-910 Cleaner Maintainer per gallon of clean, potable water. Use a clean mop or pump-up sprayer to apply cleaning solution to the area and let stand for 5-10 minutes.

If using a low-speed, rotary floor machine (175 – 350 RPM), scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad.

If using an auto-scrubber, scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning 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, rotary floor machine (175 – 350 RPM) and a 22 gauge soft bristled scrubbing brush attachment or a 3M 4100 White Super Polish Pad. A high speed burnishing machine (1500 RPM)* can also be used with the 3M 4100 White Super Polish Pad to restore a shine to the floor.

Depending on traffic, routine maintenance will need to be performed regularly within the first year of the installation. Within this time period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

6. RESTORATION

If routine maintenance is not performed, the flooring could become extremely soiled and in need of restoration.

Sweep or use dust mop, and vacuum to remove any dirt, dust or debris from the flooring. Mix 16 oz. of Excelsior PR-930 Performance Remover per gallon of clean, potable water. Using a new or thoroughly cleaned mop or pump-up sprayer, apply the solution to the flooring material and allow it to dwell on the surface for 5 - 10 minutes.

If using a low-speed, rotary floor machine (175 – 350 RPM), scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad.

If using an auto-scrubber, scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning 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).

If a higher shine is desired, once the floor is completely dry, burnish the floor using a high speed machine (1500 RPM)* with a 3M 4100 White Super Polish Pad.

7. FINISH REMOVAL & REAPPLICATION

If a floor finish has been applied to the flooring material, the finish may need to be regularly removed and reapplied, depending on traffic. The extent of removal will depend on the condition of the finish; the condition of the finish depends greatly on the daily maintenance having been performed properly.
Sweep or use dust mop and vacuum to remove any dirt, dust or debris from the floor. For a normal stripping; mix 32 ounces of Excelsior PR-930 per gallon of clean, potable water. For a heavy removal; mix 64 ounces of Excelsior PR-930 per gallon of clean, potable water. Using a new or thoroughly cleaned mop or pump-up sprayer apply the finish remover solution to the flooring material and allow to remain on the surface for 10 - 20 minutes. **Do not allow remover solution to dry on the floor.**

Using a low-speed, rotary floor machine (175 - 350 RPM) with a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad, scrub the floor while still wet.

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 Matte Finish, GF-950 Gloss Finish or PF-960 High Performance Gloss Finish following the installation instructions. The finish should be applied in 3-4 coats allowing each coat to dry completely before applying the next coat.

**8. FLOORING PROTECTION**

Protect newly installed flooring from damage by other trades using construction grade paper or protective boards, such as Masonite or Ram Board. 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” in width 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 inch in diameter and must cover the entire bottom surface of the furniture leg.

Ensure all furniture castors 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.

**9. TECHNICAL DOCUMENTATION & SUPPORT**

Additional product resources and technical documents are available online at [www.roppe.com](http://www.roppe.com) and [www.excelsioproducts.net](http://www.excelsioproducts.net).

For additional technical support, send an e-mail to solutions@rhctechnical.com.

*The use of a 1500 RPM Burnishing Machine will show any irregularities in the substrate, this is not a defect in the flooring material.*