



# Mannington Commercial Maintenance Guidelines

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Products: Homogeneous &  
Heterogeneous Sheet, LVT  
& Non-vinyl Resilient

# General Helpful Hints

Keep the following tips in mind to help ensure the successful maintenance, beauty and performance of your facility's hard surface flooring by Mannington Commercial.

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\* Mannington offers Quantum Guard® Elite and Quantum Guard® HP, high-performance urethane wear layers with aluminum oxide particles. While Floor Finish (Polish) can be applied to our floors, it is not required due to our high-performing urethane wear layer. This proprietary technology enables Mannington to offer low-maintenance flooring solutions that provide superior appearance retention and durability. With the proper combination of cleaning products, pads, accessories, equipment and frequency (based on the type of soil and volume), the floor can be easily maintained without the use of Floor Finish (Polish).

1. Use proper signage around area you are working in.
2. Do not use black or brown pads unless you choose the Floor Finish option.
3. Cover floor during construction and while moving in equipment. Remove when done.
4. Walk off mats should:
  - Be easy to keep clean and vacuumed as often as needed based on traffic frequency and external conditions.
  - Be at least as wide as the doorway and 10'-14' long or longer based on soil load.
  - Have a backing that will not stain your flooring type.
5. Select the casters/glides that will work best for the furniture and flooring type you have selected.
  - \* Contact area should be smooth, flat and large enough to distribute the load.
6. The use of microfiber mops and pads may allow the floor to be more easily cleaned.
7. Base your cleaning methods and frequency on exterior/interior conditions, facility use and budget.
8. To keep heat welded seams in high traffic areas looking great, a thin, even application of the Mannington seam coater pen can be used. Periodic reapplication may be needed based on traffic and maintenance frequency.
9. Read and follow all maintenance products Safety Data Sheets (SDS, formerly MSDS).

FLOOR FINISH (POLISH) OPTIONAL | NON-FLOOR FINISH (NO POLISH) RECOMMENDED

# Initial Cleaning

Follow these initial maintenance procedures to prepare your facility's hard surface flooring for a long, useful life.

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## SAFETY

- Follow your facility's safety guidelines.
- Have proper signage in work area prior to initial cleaning.



## PREPARATION

- Remove any protective floor coverings such as wood, cardboard or paper from the floor. Use care not to damage the floor when removing.
  - On newly installed floors, please wait a minimum of 5 days before you wet mop or auto scrub the floor—adhesive/welds need time to bond.
  - Inspect floor for adhesive residue and remove with mineral spirits and a rag if required. Then clean same area with neutral cleaner and water.
  - Check casters and chair glides prior to moving in. Install or replace if needed.
- \* Contact area should be smooth, flat and large enough to distribute the load.**



## DRY MOP: (To remove dust and grit from the floor)

- Dust mop floor.
- \* For more challenging soil removal, a microfiber dust mop such as a Rubbermaid Hygen microfiber dust mop can prove helpful.**
- Clean or replace dust mop heads as needed based on soil load.



## WET MOP AND/OR AUTO SCRUB: (To remove soil that remains after dry mopping)

**\* Agitating the surface is key.**

### Wet Mop Option: (For smaller installations or light soiling)

- Wet mop the floor with properly diluted neutral cleaner.
- \* For more challenging areas, a Rubbermaid microfiber string mop or Rubbermaid Hygen microfiber damp mop can prove helpful.**
- Change or wring out the mop often.
  - Change the water often.
  - Inspect the floor when it is dry. If needed, adjust cleaning products being used and repeat or move to auto scrubber option.
- \* Adjust cleaning products based on soil. For greasy/oily areas, use an "alkaline" cleaner with a pH between 8-10. For areas with hard water, use an "acidic" cleaner with a pH of 4.5-6.5.**



### Auto Scrub Option: (For larger installations, heavy soiling and restorative cleaning when needed)

- Auto scrub the floor with properly diluted neutral cleaner and the appropriate pad. (See charts on page 5)
- \* For more challenging areas, a pad such as Tuway Microfiber Polar Pad can prove helpful.**
- Inspect the floor when it is dry. If needed:
    - Adjust cleaning products being used.
- \* Adjust cleaning products based on soil. For greasy/oily areas, use an "alkaline" cleaner with a pH between 8-10. For areas with hard water or a high concentration of minerals, use an "acidic" cleaner with a pH of 4.5-6.5.**
- Adjust pad pressure.
  - Repeat process if needed.

**\* To keep heat-welded seams in high-traffic areas looking great, a thin, even application of the Mannington seam coater pen can be used. Periodic reapplication may be needed based on traffic and maintenance frequency.**

FLOOR FINISH (POLISH) OPTIONAL | NON-FLOOR FINISH (NO POLISH) RECOMMENDED

# Daily, Routine Cleaning

Regular cleaning is essential to the longevity of your facility's hard surface flooring. Use the following procedures daily or as needed to help keep your flooring in top shape.

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## SAFETY

- Follow your facility's safety guidelines.
- Have proper signage in work area prior to routine cleaning.



## PREPARATION

- Check casters and chair glides. Install or replace if needed.
  - \* Contact area should be smooth, flat and large enough to distribute the load.



## DRY MOP: (To remove dust and grit from the floor)

- Dust mop floor.
  - \* For more challenging soil removal, a microfiber dust mop such as a Rubbermaid Hygen microfiber dust mop can prove helpful.
- Clean or replace dust mop heads as needed based on soil load.



## WET MOP AND/OR AUTO SCRUB: (To remove soil that remains after dry mopping)

\* Agitating the surface is key.

### Wet Mop Option: (For smaller installations or light soiling)

- Wet mop the floor with properly diluted neutral cleaner.
  - \* For more challenging areas, a Rubbermaid microfiber string mop or Rubbermaid Hygen microfiber damp mop can prove helpful.
- Change or wring out the mop often.
- Change the water often.
- Inspect the floor when it is dry. If needed, adjust cleaning products being used and repeat or move to auto scrubber option.
  - \* Adjust cleaning products based on soil. For greasy/oily areas, use an "alkaline" cleaner with a pH between 8-10. For areas with hard water, use an "acidic" cleaner with a pH of 4.5-6.5.



### Auto Scrub Option: (For larger installations, heavy soiling and restorative cleaning when needed)

- Auto scrub the floor with properly diluted neutral cleaner and the appropriate pad.  
(See charts on page 5)
  - \* For more challenging areas, a pad such as Tuway Microfiber Polar Pad can prove helpful.
- Inspect the floor when it is dry. If needed:
  - Adjust cleaning products being used.
    - \* Adjust cleaning products based on soil. For greasy/oily areas, use an "alkaline" cleaner with a pH between 8-10. For areas with hard water or a high concentration of minerals use an "acidic" cleaner with a pH of 4.5-6.5.
  - Adjust pad pressure.
  - Repeat process if needed.

\* To keep heat-welded seams in high-traffic areas looking great, a thin, even application of the Mannington seam coater pen can be used. Periodic reapplication may be needed based on traffic and maintenance frequency.

FLOOR FINISH (POLISH) OPTIONAL | NON-FLOOR FINISH (NO POLISH) RECOMMENDED

# Floor Finish (Polish) Optional

Follow this process if you choose to apply floor finish (polish) to your facility's hard surface flooring. Note that applying floor finish (polish) is entirely optional.

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1. **HELPFUL HINTS:** Same as non-floor finish (no polish) method.
2. **INITIAL CLEANING PROCESS:** Same as non-floor finish (no polish) method.
3. **FLOOR PREP:** (Only needed when applying floor finish (polish) to the floor for the first time)
  - Perform initial cleaning process.
  - Use a blue pad on a swing machine.
  - Apply a workable amount of water to the floor (DO NOT flood floor).
  - Agitate the water with the swing machine in a north/south and east/west direction.
  - Remove excess water with a mop, a vacuum or an auto scrubber with vacuum.
  - Inspect floor to ensure it is free of dirt and soil.
  - Repeat if necessary.



4. **APPLY FLOOR FINISH (POLISH):**
  - When the floor is completely dry, apply 3 to 4 coats of floor finish (polish).
  - The quality of the floor finish (polish) used and number of coats needed can be determined based on traffic volume and soiling.
  - \* Follow manufacturer's recommendations regarding floor finish (polish) applications, temperature, humidity, dry time, etc.

5. **ROUTINE CLEANING PROCESS:** Same as non-floor finish (no polish) method.

6. **REMOVAL AND REAPPLICATION:** (As needed)

## **Remove Floor Finish (Polish):**

- Follow manufacturer's floor stripping dilution instructions.
- Apply solution to the floor by agitating it in a north/south and east/west direction.
- Remove solution from the floor.
- When floor is dry, inspect to ensure old finish (polish) has been removed.

## **Apply Floor Finish (Polish):**

- When the floor is completely dry, apply 3 to 4 coats of floor finish (polish).
- The quality of the floor finish (polish) used can be determined based on traffic volume and soiling.
- \* Follow manufacturer's recommendations regarding floor finish (polish) applications, temperature, humidity, dry time, etc.

FLOOR FINISH (POLISH) OPTIONAL | NON-FLOOR FINISH (NO POLISH) RECOMMENDED

# Cleaning Product Options

Choose scrubbing pads and cleaning products based on the type of maintenance you need to perform and/or the type of soil you wish to remove.

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CLEANING PRODUCT OPTIONS



## PADS

	Microfiber Pad	White Pad	Red Pad	Blue Pad	Black Pad
Initial Cleaning	*	*	*		
Daily, Routine Cleaning	*	*	*		
	Light to medium cleaning	Light duty cleaning and buffing	Light to medium cleaning	Deep scrubbing: surface prep for floor finish (polish)	Stripping: remove floor finish (polish) and sealers



## CLEANING PRODUCTS

	ACIDIC		NEUTRAL		ALKALINE	
	PH 4.5-5.5 Mineral Removers	PH 5.5-6.5 Peroxide Cleaner	PH 7.0 Neutral Cleaner	PH 6.5-7.5 Disinfectant/ Cleaner	PH 8-10 Cleaner/ Degreaser	PH 10-13 Floor Finish (Polish) Stripper
Initial Cleaning	*	*	*		*	
Daily, Routine Cleaning		*	*	*	*	
Restorative Cleaning						*
Minerals/Hard Water	*	*				
Greasy/Oily					*	

\* When choosing a product to maintain your flooring, consider doing a site survey looking at the foot traffic, soil being cleaned, accessories being used, equipment being used, time allotted for cleaning and budget.

\* If quaternary disinfectants are used in high concentration levels (> 2 oz. per gallon), we recommend that you wet mop the area with clean water after the application. NEVER mix acidic and neutral or high pH cleaners together.

\* Neutral cleaners that have proven effective (a product with 1 oz. per gallon dilution or less):

- Procter & Gamble - #32
- 3M - 3H
- Rochester Midland - Perfecto 7
- National Chemical Laboratories - Earth Sense pH Neutral All Purpose Cleaner
- EnviroX

# Cleaning Product Options

A variety of equipment is available for maintenance of your facility's flooring. The following models have proven to work well on hard surface flooring by Mannington Commercial.

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CLEANING PRODUCT OPTIONS



## EQUIPMENT

### DRY MOP

- Rubbermaid Hygen Microfiber Dust Mop

### WET MOP

- Rubbermaid Hygen Microfiber Damp Mop
- Rubbermaid Microfiber String Mop

### CLEANING SYSTEMS

- Rubbermaid WaveBreak Mopping System
- Filmop Equodose Mobile Microfiber Charging System

### AUTO SCRUBBERS

#### Compact/Micro Size

- Clarke MA 10 12E
- Kärcher BR 30/4 Bp
- Kärcher BD 30/4 C Bp

#### Medium Size

- Clarke Vantage 14, CA 30
- Kärcher BR 35/12 C Bp with microfiber roller
- Tennant T1

#### Large Size

- Clarke Focus II
- Kärcher B 40 C/W
- Tennant T300, T500

#### Stand-On

- Clarke SA40
- Windsor Chariot 2
- Taski swingo XP-M

### SWING MACHINES & RECTANGULAR MACHINES

- Clarke FM 40 Square Scrub
- Windsor Bolt
- Kärcher BDS 43/Duo C

The logo for Mannington Commercial, featuring the word "MANNINGTON" in a large, bold, sans-serif font, with "COMMERCIAL" in a smaller, all-caps, sans-serif font directly below it. The text is white and is positioned on a dark gray rectangular background. To the right of this background is a vertical orange bar.

MANNINGTON  
COMMERCIAL®