

INTRODUCTION

These recommended maintenance procedures apply to Mannington's Teles Rubber Tile.

Rubber maintenance procedures are different from most other hard surface flooring. By following the recommended procedures in this document, excellent results can be achieved, resulting in a beautiful floor with a low cost of ownership.

When first installed. Teles will initially track dirt due to the presence of processing aids which exist on the surface of the sheet. The steps shown below are important to both remove the processing aids and smooth out the slight texture of the manufactured surface. As with other Mannington rubber tile, the product goes through a break in period over the first 30 days until our migrating waxes return to the surface.

Committing to reasonable schedule of regular maintenance events, and following the recommended maintenance procedures will generate the best results. Using the recommended equipment and monitoring the specific site conditions in a given facility will help avoid frustration and difficulties.

This document addresses:

Section 1: Recommended Commercial Cleaning Equipment, Pads and Detergents

Section 2: Initial job-site cleanup procedures and Optional floor finish procedures

Section 3: Ongoing maintenance

Note: Challenging floor maintenance situations and stain removal issues are addressed in a separate document called "Maintenance Recommendations - Difficult Cleaning Challenges for Mannington Rubber Flooring." Visit Mannington.com for more information.

SECTION 1 - RECOMMENDED COMMERCIAL CLEANING EQUIPMENT, PADS AND DETERGENTS

RECOMMENDED COMMERCIAL CLEANING EQUIPMENT

The use of a properly adjusted commercial flooring auto scrubber is required. An auto scrubber applies the recommended water /detergent at the prescribed dilution rate, scrubs the floor, applies rinse water, and vacuums up, all in one operation. To work properly, an auto scrubber must be set up and adjusted properly. Notable adjustments include:

- Scrub head or cylinder pressure
- Monitor pad thickness
- Water and detergent auto mixing controls (if applicable)
- Rinse water application rate
- Complete vacuum system for thorough dirty water reclamation
- Squeegee pressure, cleanliness, angle and flexibility

Teles Rubber Tile is easiest to maintain with a properly adjusted auto scrubber fitted with a hard micro fiber pad (see sourcing details below). The use of a single disc floor-scrubbing machine, or "swing machine" will result in less satisfactory results and typically more maintenance effort. A single disc floor scrubber is to be fitted with a 3M 5100 white pad or a Mal-Grit Lite silicone carbon impregnated nylon bristle. A "wet-dry" shop vacuum must be used to reclaim the dirty rinse water after scrubbing.

Note: When using a single disc floor-scrubbing machine, the floor MUST be wet with a recommended cleaning solution and kept wet during the procedure.

Caution: Just using a string mop, sponge mop or other similar equipment leaves soiled water on the floor and may produce unsatisfactory results.

RECOMMENDED MICROFIBER PADS AND FLOOR SCRUB BRUSHES

Standard Red, Blue or Green Pads – When installed on an auto scrubber, standard pads will generate acceptable results. Resist the temptation to use pads that are more aggressive. The degree of construction traffic, type of soil and amount of soil will dictate the pad required to remove as well as scuff marks, etc.

Mal-Grit Lite silicone carbon impregnated nylon bristle. Resist the temptation to increase the auto scrubber's brush pressure setting in an attempt at more aggressive cleaning.

Choices that Work.

For more information, please contact Mannington Technical Services at 800 241 2262 Ext. 3 or visit www.manningtoncommercial.com.

Sources of Supply - Recommended Microfiber hard cleaning pads, standard pads and cleaning brushes can be purchased from many janitorial supply providers including:

- o Hercules & Hercules Inc.: (855) 993-6669
- o Carlisle Sanitary Maintenance Products: (608) 269-2151
- o Heritage Brush: (800) 277-3780 or 610-539-6960
- o 3M Facilities Care and Cleaning: (800) 852-9722
- o National Everything Wholesale: (800) 647-2737
- o Floor Hut: (877) 356-6748
- o 1877Floorguy: (877) 356-6748
- o Jani-Chem, Inc.: (800) 446-3844

(For the Mal-Grit Lite Brush):

- o Malish Company (800) 321-7044 or www.malish.com
- o Cleaning Stuff (866) 497-2056 or www.cleaningstuff.net

RECOMMENDED DETERGENT CLEANER

Using a neutral detergent floor cleaner is the key to achieving optimal results with the least effort and expense. "Neutral" is the detergent has a pH of 7 to 8 measured after the cleaner has been added to warm water. Depending on construction traffic, concentrations up to 8-10 oz. per gallon may be required to effectively clean the surface. There are many neutral pH floor cleaners. Recommended products and sources include:

- Diversey Profi; item # SJ-4512759 (also known as Taski Profi), rubber floor cleaner and degreaser is specially formulated to maintain rubber floors. One of many sources for Diversey Profi is National Everything Wholesale at 800-647-2737.
- Diversey Wiwax; item # SJ-4512767 (also known as Taski Wiwax) is blend of detergents, waxes and polymers. Cleans shines and protects when used on a regular basis. Diversey Wiwax floor cleaner is specially formulated for use on rubber floors. One of many sources for Wiwax is National Everything Wholesale at 800-647-2737.
- Spray Buff Solutions; Floor Science - Spray Buff, Lo & Behold, Super Spray Buff & Mist & Shine.

SECTION 2 – INITIAL JOB-SITE CLEANUP, BUFFING PROCEDURES & FLOOR FINISH OPTION

INITIAL JOB-SITE CLEANUP AND BUFFING PROCEDURES

The following procedures are REQUIRED to properly prepare your new floor for traffic. Dry buffing the floor will polish the self migrating waxes, present on the surface, and improve the surface quality, gloss level and traffic soiling performance. Failure to buff the floor will leave excessive wax on the surface and soil more easily.

1. Whenever possible cover the flooring with some type of protection after installation and prior to initial cleaning to avoid damage due to ongoing construction traffic.
2. Dust mop or dry vacuum to remove dirt and soil. Remove any adhesive residue or stains with Windex, a 50/50 solution of Diversey Profi or Denatured Alcohol. See "General Precautions" section at the end of this document for cleaners to avoid.
3. Wet mop the floor using a mild degreaser such as Diversey Profi at the manufacture's diluted recommendations.
4. Use a slow speed swing machine (less than 400 RPM) to scrub the floor thoroughly with a blue or green pad. Repeat the process in a perpendicular direction. Do not flood the floor. Keep the floor wet.
5. Pick up slurry from floor using a Shop Vac or automatic scrubber. The auto scrubber should use the same pads as the swing machine.
6. Using a microfiber mop and water, detail the floor to clean areas unreachable by the autoscrubber. Change mop often.
7. Using an autoscrubber with water and a microfiber pad mounted, go over the entire floor.
8. Let the floor dry completely before proceeding to the next step.
9. Use a spray buff chemical and spraybottle.
10. Use a microfiber pad on a high speed burnisher (from 1000 to 2000 rpm).
11. Spraying a little area at a time, dispense the spray buff in front of the high speed burnisher and move the machine into the spray buff on the floor spreading it evenly. Do not use excessive spray buff. A little goes a long way.
12. Repeat Steps 7-11 as needed

FLOOR FINISH/SEALER

A recommended floor finish / sealer can be used on Teles Rubber Tile Flooring. This can simplify floor care programs when auto scrubbers are not available or impractical to use. Also, a floor finish / sealer can reduce costs, especially when lighter hue Teles product selections are made in heavy traffic areas.

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Recommended products are:

- XL Matte Floor Finish or XL 25 High Gloss Finish by XL North. Specially formulated for rubber floors. Telephone number: 888-530- 2259. Follow the manufacturer's label for pigment dilution, use, clean- up, and disposal. See specifications at: www.xlnorth.com.
- Husky 1022 Floor Finish provides a good gloss level with excellent durability. It is formulated with acrylic polymers and bonding agents to make application easy (less mop drag) and stand up to high traffic applications. One of many sources for Husky 1022 is Jani-Chem, Inc.: (800) 446-3844

Note: In order to insure that a topical wax adheres to the floor, we recommend you strip the floor to remove the internal waxes to insure good adhesion to the floor.

SECTION 3 - ONGOING MAINTENANCE INSTRUCTIONS FOR THE ENVIRONMENTAL SERVICES TEAM

Ongoing Teles maintenance is virtually the same as cleaning newly installed product. However, Teles will become much easier to clean and will be more forgiving after each subsequent maintenance event.

- Dust mop the area with a Microfiber dust mop before cleaning to remove dirt and soil.
- Begin ongoing maintenance by thoroughly cleaning the flooring with a properly adjusted Auto Scrubber, Microfiber or white pad for best results.
- Follow the manufactures' recommended dilution ratio of a pH neutral floor cleaner.
- Use a dilution rate for light soil or heavy soil depending on the condition of the floor. Keep these measurements accurate. Remember, more is not better.
- Spray buff with high speed buffer and microfiber pad to achieve a desired gloss level. Do not use excessive spray buff. A little goes a long way.

Small Sized and Tight Quarter Installations:

- Dust mop the area with a Microfiber dust mop before cleaning to remove dirt and soil.
- Begin ongoing maintenance by thoroughly cleaning the flooring with a Microfiber pad.
- Apply pH neutral cleaning solution with a deck brush
- Let the solution stand for approximately 5 to 10 minutes before scrubbing.
- Do not allow the cleaning solution to dry.
- After 5 to 10 minutes, scrub the surface with Microfiber pad or deck brush.
- Use a wet / dry vacuum system to remove the cleaning solution, rinse water and dirt. Just mopping will not work.
- Auto Scrubbers for tight quarters are becoming more common and readily available. Using a small Auto Scrubber is preferred method, if possible.

Large Installations:

- Dust mop the area with a Microfiber dust mop before cleaning to remove dirt and soil.
- Begin ongoing maintenance by thoroughly cleaning the flooring with a Microfiber pad
- Mix the manufactures' recommended dilution ratio of a pH neutral floor cleaner with warm water. Use a dilution rate recommended for light soil or heavy soil depending on the condition of the floor.
- Keep these measurements accurate. Remember, more is not better.
- Use an automatic scrubber with the recommended Microfiber pad, a white pad or scrub brushes. Again, Microfiber pads generate the best results.
- If soil resists cleaning, use blue or green pads.
- For on-going maintenance, using an Auto Scrubber, there is no need to let the solution stand for 5 to 10 minutes. One pass is usually sufficient when maintenance events occur on a regularly scheduled basis.

An automatic scrubber reduces labor costs and generates excellent floor appearance results. One operator can simultaneously apply; scrub and vacuum up the dirt, cleaner and rinse water leaving the floor surface virtually dry. It is important that the auto scrubber be properly adjusted and maintained. At first, it may take some experimentation to find the right balance, but the short learning experience is worth the effort.

Choices that Work.

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General Precautions:

Do not use gasoline, turpentine or acetone for spot removal.

Do not use abrasive scrubbing or buffing pads or steel wool.

Do not use non-flagged brushes, which are too stiff for rubber tiles.

Do not use strong cleaners such as Lestoil, Top Job, Pine Sol, Spic 'n Span or similar products.

These maintenance recommendations are based on the best available data obtained at the time of publication. However, because of variations in actual cleaners, equipment, applications or site conditions, the results may vary. Following these guidelines and recommendations will provide a good starting point. From there, experience and knowledge will help bring out the best results. It is Mannington's aim to recommend maintenance procedures for Teles Rubber Tile that result in years of service at an effective life cycle cost.

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