



Maintenance Data -- RESILIENT TILE FLOORING 09 65 19

Burke LVT Maintenance Guide

INTRODUCTION

All vinyl flooring requires effective cleaning and maintenance to ensure durability, appearance and safety. How frequent the floor must be maintained depends largely on the amount and type of traffic and the amount and frequency of soiling.

The type and color are important, too. For example, solid colored floors will show scuffs, scratches, dirt and general wear more than multi-colored patterns. Likewise, light colors will show marks more than darker colors.

Although Burke Flooring Products can make general recommendations, the local conditions will determine what specific maintenance is needed. It is the responsibility of the maintenance contractor to set up a maintenance program meeting the needs of the facility. Maintenance requirements for various installations such as an office suite versus a supermarket, restaurant dining area, large or small retail store, or residential applications may vary.

There have been improvements in chemical maintenance products, cleaning and buffing composition, maintenance machines and maintenance procedures. Intensive training programs nationwide by nationally known maintenance product manufacturers have significantly improved the expectations for overall protection and appearance of Luxury Vinyl Tile (LVT) products. High quality maintenance of LVT products is now easier than ever.

INITIAL POST-INSTALLATION CLEANING

NOTE: To allow proper curing, do not scrub the floor for at least 5 days after installation.

1. Remove all surface soil, debris, sand, and grit by sweeping or dust-mopping.
2. Scrub the floor with a neutral pH (7-8.5) detergent, using a rotary machine and nylon pad or an automatic scrubber with nylon pads. We recommend *Taski's R50 Neutral Floor Cleaner*, but you can contact your local distributor or home center for alternatives (avoid citrus cleaners).

3. Rinse with clean water and allow floor to dry, or wet-vacuum the remaining liquid.

NOTE: *NEVER* flood the floor with cleaning solution or rinse water. Apply water with a mop and use as little as possible, as excess water may damage your installation.

ROUTINE MAINTENANCE

There are three basic maintenance options. The product will accept any of these options. If your traffic conditions are heavy and/or gritty, you may need more protection. Choosing options 2 or 3 will give the most protection, option 3 being the highest protection.

1. Damp Mopping – Floor should be swept or vacuumed on a regular basis. Dirt spots and liquids should be cleaned up as soon as possible with water and a neutral detergent. Damp mop with a neutral detergent and rinse with clean water when the floor is too dirty to spot clean.
2. Spray Buffing – After the initial clean up, apply two light coats of a high quality commercial floor finish, such as *Taski's Vision Matte* or *Vision Star*, and then the floor should be swept or vacuumed regularly, spot cleaned to remove any dirt and scuffs, and then spray buffed using a polishing machine at low settings.
3. Full Build Up – After the initial cleaning, polish the floor with a high quality commercial floor finish, applying as many coats as desired (4-6 is typical). The Finish should be Acrylic based for maximum adhesion, and once cured, can be swept regularly and washed with a neutral detergent such as *R50*. It can be stripped and recoated at pre-calculated intervals or when it becomes apparent that the finish cannot accept any further wear.

STRIPPING AND RE-COATING

Stripping should only be done when a build-up of wax makes the flooring look unsightly. Stripping should not be necessary unless the flooring has been over-waxed.

1. Blockade the area which needs to be attended to, and apply properly diluted stripper solution to the floor in a uniform manner. We recommend *Taski's Radical Floor Stripper* for this purpose, or you can consult your local home care center.

2. Wipe splashes clean with a damp cloth or rag. Let the solution sit for 5-7 minutes, or follow the manufacturer's directions for best results when using other products.
3. Using a rotary scrubber or automatic scrubber with scrubbing pad, scrub off the old finish.
4. Pick up all solution with a wet vacuum and wipe remaining liquid clean.
5. Rinse with clean water and allow floor to dry thoroughly.
6. Apply the desired number of coats of a high quality, acrylic-based commercial floor finish, such as *Taski's Vision Matte* or *Vision Star*.

PREVENTATIVE MAINTENANCE

1. Encourage the use of walk-off mats in any portal leading outside to prevent the entry of damaging grit and sand, and to wipe off excess construction material, such as asphalt, which could contribute to yellowing of tiles.
2. Use a throw rug or mat in front of sinks to catch excess water, which may lead to failure.
3. Install floor protectors to the bottom of your furniture to prevent scratching and marking.
4. Trim your pet's claws/nails to prevent unnecessary scratching or gouging.
5. Excessive sunlight can fade your floors over time, so take steps to provide shade for floors that receive long periods of direct sunlight to prevent fading.

D.I.Y. MINOR REPAIRS

Should you accidentally scratch, scuff or damage the floor deeply, it may be necessary to replace the tile. It is for this reason that you should purchase extra tiles when buying your initial quantity, to ensure lot number and shade compatibility.

1. First mark the tile that you wish to replace, and score it diagonally with a utility knife, taking care not to damage other tiles.

2. Afterwards, use a hair-dryer 4 inches from the surface to heat the tile from the center outwards, and begin to pry up the tile. Take care not to touch the tiles, for they should be hot to the touch to ensure maximum pliability and to loosen the adhesive.
3. Pry up the tile gently using a putty knife or wooden spatula.
4. The subfloor should still be smooth and clean. If so, apply the new tile with Burke Flooring BR 711 Adhesive. Should the subfloor be rough, uneven, or dirty, scrape it clean with a putty knife or scraper before installing the new tile.

SPECIAL INCIDENTS

- Safety – Wet floors are slippery, use proper signage and keep traffic off wet floors until dry.
- The use of high pH cleaners, disinfectants, and citrus cleaners may cause permanent damage to any resilient floor covering. Use only neutral pH cleaners such as *Taski's R50 Neutral Floor Cleaner*.
- No flooring product is impervious to every type of chemical, acid, solvent, etc. Remove spills as soon as possible, and rinse clean with warm water.
- Rubber, oil, and petroleum based products, particularly dark colored ones like tires, casters, floor mats, and asphalt sealers, may contain chemicals that can permanently stain floor coverings. Please exhibit caution when purchasing rugs and walk-off mats with rubber backings. Latex backings are suitable for use over resilient flooring.
- The use of a proper walk-off mat system can eliminate as much as 80% of the soil being tracked into the building.
- Always remember to consult and follow the manufacturer's directions when using floor care products, and test in inconspicuous areas for suitability before applying to the whole floor.