

Methods Of Floor Maintenance

| Floor | Seals | Polish | Maintenance | Precautions |
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| Concrete | <p>1) Use silicate dressings, two-pots pigments/ non-pigmented epoxy resins, rubber or polyurethane</p> <p>2) New floors allowed to harden for up to six months before application</p> <p>3) Scrub with alkaline detergent, detergent crystals or solvent-based detergent as appropriate to remove grease, oils and waxes</p> <p>4) Etching with strong acid will improve adhesion</p> | <p>1) Not normally required</p> <p>2) A water-based polish may be used on a sealed floor</p> <p>3) Scrub with neutral alkaline detergent, rinse, neutralize and dry</p> | <p>1) Unsealed; use systems 2 and 7. Heavy impactions of soil removed by scarifying</p> <p>2) Sealed; use systems 2 and 8 although other systems involving spray cleaning and the use of polishes may be used if there is an established requirement</p> <p>3) Solvent-based seals can be removed by sanding or use a chemical stripper</p> | <p>1) Sealing is preferred to prevent dusting</p> <p>2) Regular use of strong alkaline cleaners will damage floor if unsealed</p> |
| Granolithic, Terrazzo | <p>1) Only sealed if badly deteriorated</p> <p>2) Use water-based acrylic seals</p> <p>3) Do not use solvent-based seals</p> <p>4) Scrub with neutral or alkaline detergent, rinse, neutralize and dry before application</p> | <p>1) Not normally required</p> <p>2) Water-based polish may be used</p> <p>3) Never use solvent-based polish</p> <p>4) Scrub with neutral or alkaline detergent, rinse, neutralize and dry</p> | <p>1) Use systems 2, 3 and 7 as appropriate</p> <p>2) Systems involving use of water-based polishes will be very rarely required</p> <p>3) Old seals may be removed by scrubbing with alkaline strippers</p> | <p>1) Detergents leaving a film, e.g. soap, must not be used</p> <p>2) Regular use of alkaline detergents will damage surface</p> <p>3) Oil/grease stains may be removed using a poultice of white spirit and whiting</p> |
| Quarry | <p>1) Only sealed if badly deteriorated</p> <p>2) Water-based acrylic seals used</p> <p>3) Do not use solvent-based seals</p> <p>4) Scrub with neutral or alkaline detergent, rinse, neutralize and dry before application</p> | <p>1) Only used if tiles are principally intended to be decorative</p> <p>2) Not used in kitchens or toilets</p> <p>3) Scrub with neutral or alkaline detergent, rinse, neutralize and dry</p> | <p>1) Use systems 2 and 7</p> <p>2) Spray cleaning may be used if soilage is light</p> <p>3) Systems involving buffing and the use of polishes only used if tiles are intended to be decorative or a high standard of appearance is required without creating a safety hazard</p> <p>4) Periodic scrubbing with alkaline detergent using a brush rather than nylon pad to remove grease</p> | <p>1) Detergents leaving a film must not be used</p> <p>2) Regular use of alkaline detergents will damage surface</p> |
| Stone | <p>1) Only sealed if badly deteriorated</p> | <p>1) Seldom used</p> <p>2) If required a water-</p> | <p>1) Use systems 2 and 3 (using a brush) and 7</p> | |

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| | <p>2) Water-based acrylic seals are preferred if required</p> <p>3) Pigmented/ non-pigmented two-pot epoxy resins, rubber and polyurethanes may be used</p> <p>4) Scrub with neutral or alkaline detergent, rinse, neutralize and dry before application</p> | <p>based polish should be used</p> <p>3) Solvent-based polishes not used</p> <p>4) Scrub with neutral or alkaline detergent, rinse, neutralize and dry</p> | <p>2) Systems involving buffing and polishes may be used on sealed floors if requirement established</p> <p>3) Floors may be renovated by abraiding with a sander or abrasive disc</p> <p>4) Acrylic seals can be removed by scrubbing with an alkaline stripper</p> <p>5) Solvent-based seals may be removed by abrasion</p> | |
| Brick | <p>1) Only sealed if badly deteriorated</p> <p>2) Water-based acrylic seals are preferred if required</p> <p>3) Solvent-based seals are difficult to remove or renovate and should not be used</p> <p>4) Scrub with neutral or alkaline detergent, rinse, neutralize and dry before application</p> | <p>1) Not normally required</p> <p>2) If required, a water-based polish should be used</p> <p>3) Solvent-based polishes not used</p> <p>4) Scrub with neutral or alkaline detergent, rinse, neutralize and dry</p> | <p>1) Use systems 2 and 3 with scrubbing or polishing brush as appropriate</p> <p>2) Systems involving the use of polishes used if there is an established requirement</p> <p>3) Water-based seals may be removed by scrubbing with alkaline stripper</p> | <p>1) Rough surface will destroy pads</p> <p>2) Minimum of water must be used to prevent alkali being drawn to surface of tile</p> |
| Asphalt | <p>1) Only sealed if badly deteriorated</p> <p>2) Water-based seals are preferred if required</p> <p>3) Pigmented/ non-pigmented two-pot epoxy resin, rubber or polyurethanes may be used, but it is essential to test compatibility of seal with floor by first applying to 3-4 m² and checking adhesion after 4 weeks</p> <p>4) Surface dressing of new floors must be removed to prevent crawling of seal</p> <p>5) Scrub with mildly alkaline detergent, rinse,</p> | <p>1) Used if there is a particular requirement to protect floor</p> <p>2) Water-based polish if required, used on unsealed or sealed</p> <p>3) A solvent-based polish can be used on floors sealed with solvent-based</p> <p>4) Scrub with mildly alkaline detergent, rinse, neutralize and dry</p> | <p>1) Use systems 2, 3 and 7</p> <p>2) Systems involving the use of polishes determined by prevailing conditions and requirements</p> <p>3) Old floors may be renovated and solvent-based seals removed by sanding or abraiding with nylon web discs</p> <p>4) Water-based seals can be removed by scrubbing with alkaline stripper</p> | <p>1) Regular use of strong alkalis on unsealed floors must be avoided</p> <p>2) Use of pine oil-based buffable gels may cause long-term deterioration</p> |

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| | neutralize and dry | | | |
| Thermoplastic, PVC, PVC asbestos, rubber | <p>1) Only sealed if badly deteriorated</p> <p>2) Use water-based acrylic seals</p> <p>3) Do not use solvent-based seals. They will damage floor and are difficult to remove</p> <p>4) Allow 28 days for adhesive to dry if floors are new</p> <p>5) Surface dressing of new floors removed by scrubbing</p> <p>6) Scrub with neutral or mildly alkaline detergent, rinse and dry</p> | <p>1) Used if there is a particular requirement to protect floor</p> <p>2) Use water-based polishes if required</p> <p>3) Scrub with neutral or alkaline detergent, rinse, neutralize and dry</p> | <p>1) Use systems 2 and 3 on sheet and tiles</p> <p>2) System 7 may be used on welded sheets</p> <p>3) Systems 2 and 7 would preferably not be used on rubber floors</p> <p>4) Systems involving the use of polishes determined by prevailing conditions and requirements</p> <p>5) Thermoplastic and PVC floors renovated by deep scrubbing</p> <p>6) Rubber may be renovated by abraiding with a fine abrasive disc (120) and finishing with a fine abrasive pad</p> <p>7) Water-based seals removed by scrubbing with alkaline stripper</p> <p>8) If solvent-based seals have been used it is preferable to recoat and repair rather than attempt to remove by abrasion</p> | <p>1) Do not use water on tiles until 28 days after laying</p> <p>2) Avoid regular use of strong alkali</p> <p>3) Do not use any product that includes organic solvents</p> <p>4) The use of pine oil-based buffable gels can cause long-term deterioration</p> <p>5) Rubber is prone to surface oxidation and requires a method of maintenance which leaves a protective film</p> |
| Linoleum | <p>1) Only sealed if badly deteriorated</p> <p>2) Use a water-based acrylic seal</p> <p>3) A two-pot polyurethane, epoxy resin or urea formaldehyde seal can be used, but it is difficult to remove</p> <p>4) Surface dressing of new floor must be removed to prevent scrawling</p> <p>5) Scrub with neutral or mildly alkaline detergent, rinse and dry</p> | <p>1) Used if there is a particular requirement to protect floor</p> <p>2) Use water-based polish if required</p> <p>3) Surface dressing must be removed from new floor</p> <p>4) Solvent-based polishes will keep lino supple</p> <p>5) Scrub with neutral or mildly alkaline detergent, rinse, neutralize and dry</p> | <p>1) Use systems 2 and 3</p> <p>2) Systems involving use of polishes determined by prevailing conditions and requirements</p> <p>3) Floor may be renovated by deep scrubbing with neutral or mildly alkaline detergent</p> <p>4) Water-based seal removed by scrubbing with alkaline stripper</p> <p>5) Solvent-based seals are better repaired or recoated</p> | <p>1) Regular use of alkalis will cause colour changes in pigments</p> |

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| Hardwoods, granwoods, cork, soft-woods | <p>1) Hardwoods, granwoods and cork are normally sealed by oleoresinous or two-pot epoxy resin, urea formaldehyde or polyurethane</p> <p>2) A solvent-based wax will also form an effective seal</p> <p>3) New floors should be sanded with a medium and then fine paper, vacuumed, damp mopped and dried</p> <p>4) Old floors will require sanding with grade necessary to remove all soil and wax</p> <p>5) Cork requires great care when sanding</p> <p>6) Apply thinned steel before sealing to penetrate between blocks to prevent rafting</p> <p>7) Soft wood floors are not normally sealed</p> | <p>1) If unsealed, except soft woods, a solvent-based wax should be used</p> <p>2) On sealed floors solvent or water-based polish may be used</p> <p>3) If a highly slip resistant finish is required or there is no particular reason for the use of a polish, a sealed floor does not require a polish</p> <p>4) Floors sealed by wax prepared as for sealing</p> <p>5) Sealed floors prepared by mopping or scrubbing with neutral, alkaline or solvent based detergent, rinsing, neutralizing and drying as appropriate</p> | <p>1) Use systems 2, 3, 4, 5 or 6 depending on situation and particular requirements</p> <p>2) Floors reconditioned after removal of polishes if appropriate by sanding</p> <p>3) Softwood floors not sealed may be recondition by light scrubbing using neutral detergent and a minimum of water</p> <p>4) End grain paving reconditioned by scarifying</p> | <p>1) A minimum of water should be used in all maintenance of wood floors</p> <p>2) Systems of cleaning and maintenance selected for a particular situation must not encourage the build-up of polishes or result in regular special applications of further coats of polish</p> |
| Magnesite | <p>1) As for wood group but water-based acrylic seal may also be used</p> <p>2) New floors require scrubbing to remove surface dressing</p> | <p>1) As for wood group, but only use water-based polishes on water-based seals</p> | <p>1) As for wood group</p> | <p>1) Any excess of water can result in cracking of floor</p> |
| Antistatic | <p>1) No seal used</p> | <p>1) No polish used</p> | <p>1) Sweep and damp mop frequently with minimum of water and neutral detergent</p> | <p>1) Avoid use of any cleaning agent that will leave a film</p> |
| Seamless resin | <p>1) Screed or self-levelling floors only sealed if very badly deteriorated</p> <p>2) Decorative floors will require coat of solvent-based seal. Clean and lightly abrad before application</p> | <p>1) Screed and self-levelling floors do not normally require a polish</p> <p>2) Decorative floors can be protected with water-based emulsion polish</p> <p>3) Scrub with neutral or alkaline detergent , rinse, neutralize and dry</p> | <p>1) For screed and self-levelling floors use systems 2, 3 and 7</p> <p>2) For decorative floors use systems 2, 3 and 7. Use of systems involving polish will be determined by prevailing conditions and requirements</p> <p>3) To renovate unsealed</p> | <p>1) Detergents leaving a film should not be used</p> <p>2) Epoxy resin softened by boiling water or steam</p> <p>3) Epoxy resins attacked by organic acids, e.g. acetic and citric, and chlorinated solvents</p> |

floors scrub with alkaline
detergent

4) Abrasive pads may
damage decorative
floors