

Envee Care and Maintenance Commercial

Prevention

- The single greatest cause of damage to any flooring or floor finish is abrasion from dirt and grit. Wherever possible, use walk off mats at entrances and doorways, and vacuum mats often.
- Ensure you use non-staining mats on the floor. Rubber-backed and latex-backed mats, tires, and asphalt sealers may stain or damage the surface.
- Use non-staining [floor protectors](#) under heavy furniture and equipment.
- Chairs should have clean, smooth, non-staining [floor protectors](#). Ensure there are no nicks or burrs on the protectors. Felt protectors must be cleaned regularly to ensure there is no grit build-up.
- When moving heavy furniture and equipment, use strips of plywood or Masonite to roll or slide the furniture or equipment.

General

Use standard maintenance industry safety practices and precautions whenever performing maintenance procedures.

Every application and every building can present its own unique set of problems which may require variations in the maintenance procedures. Choose the maintenance option that meets your area of application and maintenance equipment. The following are general guidelines which will cover the majority of applications. If you feel your situation is not covered by these guidelines, please contact Advanta Flooring technical services for advice before beginning your maintenance procedures.

- The key to successful maintenance of all flooring types is the [removal](#) of dirt and soil. Mopping with a sponge or string mop alone removes very little soil, but rather it dissolves the dirt and spreads it out evenly across the floor creating a dull, dirty film.
- Advanta Flooring recommends the use of [micro-fiber mops](#) and pads for dust mopping and scrubbing. Using an [automatic scrubber](#) or wet vacuum is the preferred way to remove soiled water and rinse water.

Initial Maintenance

- Remove all surface soil, dirt, sand and grit by vacuuming or dust mopping.
- **DO NOT STRIP THE FLOOR**
- Scrub the floor with a neutral pH detergent such as; Hilway Direct “[Neutral Cleaner](#)” or equivalent.
- Scrub the floor using a Hilway Direct spray mop with [micro-fiber pads \(or equal\)](#) or rotary scrubber (175-350 rpm) with a [red scrubbing pad](#) or [automatic scrubber](#) with red scrubbing pads.
- Pick up solution with a wet vacuum, rinse with clean water, allow to dry.

Note: Envee does not require a floor finish to be applied, however, a floor finish may be desirable to aid in daily maintenance, stain resistance, resistance to abrasion and maintain gloss level. Essentially, a floor finish is a sacrificial wear layer. If you choose not to apply a finish then the spray buffing system should be utilized as needed. Over time floors will begin to lose their luster and require an application of polish.

If a floor finish is desired:

Note: The higher the gloss level the more apparent will be subfloor imperfections, scratches, stains etc, and the more costly it will be to

maintain a high gloss. In healthcare applications a high gloss can also have a negative effect on elderly patients. Multiple coats of high gloss may give your natural looking flooring a ‘plastic’ appearance. Advanta Flooring recommends the use of Matte or Satin shines.

Choose a Matte, Satin or Gloss shine

- Apply 2-3 thin coats of high quality acrylic floor finish such as Hilway Direct ‘[Matte](#)’ or ‘[Satin](#)’ or ‘[Gloss](#)’ floor finish or equivalent.
- Apply with a clean finish applicator.
- Allow proper drying time between each coat.

Daily Maintenance

- Vacuum or dust mop with a [micro-fiber mop](#) to remove all surface soil, sand and grit.
- Damp mop to remove surface soil using a Hilway Direct spray mop with [micro-fiber pads](#) and neutral pH cleaner such as Hilway Direct ‘[Neutral Cleaner](#)’ or equivalent.

As Needed

Option 1 – Spray Buff System

- Spray Clean/Buf using a rotary buffing machine (175-350 rpm) with a red pad and a spray buff solution such as Hilway Direct “[Spray Buff](#)” or equivalent.

Option 2 – Wet Scrubbing

- Scrub with neutral pH detergent such as Hilway Direct ‘[Neutral Cleaner](#)’ or equivalent.
- Apply cleaning solution with a mop and bucket (do not flood the floor, use as little water as possible) and scrub using a rotary scrubber with red scrubbing pad or use automatic scrubber with red scrubbing pad.
- Pick up solution with a wet vac. Rinse with clean water.

Scrub and Recoat (as needed if floor finish has been applied)

- Vacuum or dust mop to remove loose soil and debris.
- Using a rotary scrubber or automatic scrubber do a heavy scrub with a blue scrubbing pad and a double strength of neutral pH detergent such as Hilway Direct ‘[Neutral Cleaner](#)’ or equivalent.
- Pick up solution with a wet vacuum.
- Rinse with clean water and allow to thoroughly dry.
- Apply 1-2 thin coats of floor finish such as Hilway Direct ‘[Matte](#)’ or ‘[Satin](#)’ or ‘[Gloss](#)’ floor finish or equivalent.

Automatic Scrubbers are the most efficient, safe, cost-effective, ergonomic way to maintain your resilient flooring. Machines are available from small compact “walk behind” to large ‘ride on’ machines.

<http://www.taskibydiversej.com/solutions/taski-machines>

CAUTION: Phenolic type disinfectants are very caustic and may cause adverse effects on the physical properties of the floor covering, including leaving a slippery residue which may cause a hazardous condition. If phenolics are used, after each application, thoroughly rinse the surface with clean water and wet vac up the solution.