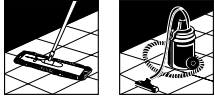# Maintenance Procedures for the Application of Floor Finish (Polish)

Products: VCT and BIO – Required

Armstrong Flooring commercial Vinyl Composition Tile and Bio-Flooring are coated with the Fast Start® Factory Finish. Fortunately, the Fast Start® Factory Finish makes initial maintenance quick and easy and does not require removal after installation. It is compatible with commercial floor polishes (such as Armstrong Flooring S-480 Commercial Floor Polish) and reduces the need to strip the tile. These products require polishing for protection, ease of maintenance and for long term apperance retention.

A. Initial Maintenance – Immediately After Installation

1. Sweep, dust mop or vacuum the floor thoroughly to remove all loose dust, dirt, grit and debris.

2. Remove any dried adhesive residue with a clean white cloth dampened with mineral spirits, carefully following warnings on the container.
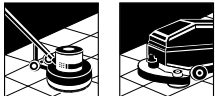
3. Damp mop the floor with a properly diluted neutral (pH 6 to 8) detergent solution, such as Armstrong Flooring S-485 Commercial Floor Cleaner.
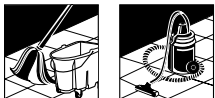
4. **IMPORTANT:** Apply a minimum of 2 coats of a high-quality commercial floor polish (such as Armstrong Flooring S-480 Commercial Floor Polish) to temporarily protect the floor until regular maintenance procedures can begin. The use of a high-quality stain-resistant sealer (such as Armstrong Flooring S-495 Commercial Floor Sealer) beneath the polish should be considered in areas of high traffic, high soil load and areas where staining potential is high.

B. Initial Maintenance – Preparation for Commercial Traffic

1. Machine scrub the floor with a properly diluted neutral (pH 6 to 8) detergent solution (such as Armstrong Flooring S-485 Commercial Floor Cleaner) and a scrubbing pad (3M™ blue or equal) or equivalent brushes.
   - If the floor is badly soiled and/or scratched, strip it using the same procedure, but substituting a properly diluted stripping solution

NOTE: The use of aggressive strippers such as mop-on/mop-off, no-scrub and no-rinse strippers is not recommended on tile floors less than two years old because they may affect the adhesive bond.
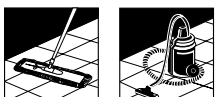
2. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.

3. Apply 3 to 5 coats of high-quality commercial floor polish, such as Armstrong Flooring S-480 Commercial Floor Polish.
   - If the floor has been stripped, the application of a stain resistant sealer (such as Armstrong Flooring S-495 Commercial Floor Sealer) prior to the application of polish, is recommended in areas that will be exposed to heavy traffic and/or staining agents

C. Daily/Regular Maintenance

1. Sweep, dust mop or vacuum the floor daily to remove dust, dirt, grit and debris that can damage the floor and become ground into the surface.
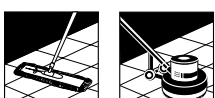
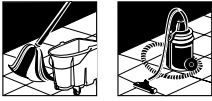2. Spot mop as needed. Any spills should be cleaned up immediately.

3. Damp mopping of the floor should be performed on a regular or daily basis, depending upon traffic and soil levels in the space. Use a properly diluted neutral (pH 6 to 8) detergent solution, such as Armstrong Flooring S-485 Commercial Floor Cleaner.
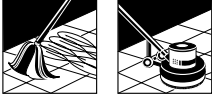
D. Periodic Maintenance

1. When needed, after sweeping, dust mopping or vacuuming, machine scrub the floor with a properly diluted neutral (pH 6 to 8) detergent solution (such as Armstrong Flooring S-485 Commercial Floor Cleaner) and the appropriate scrubbing pad (3M™ red or equal for light scrub, 3M™ blue or equal for a deep scrub) or equivalent brush.

2. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.

3. If needed, additional coats of floor polish may be applied at this time. If there is sufficient base of polish remaining (3 to 5 coats), buff, spray buff or burnish to restore gloss.
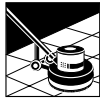
E. Restorative Maintenance – Stripping and Re-polishing

NOTE: The use of aggressive strippers such as mop-on/mop-off, no-scrub and no-rinse strippers is not recommended on tile floors less than two years old because they may affect the adhesive bond.
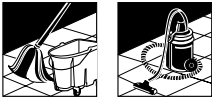
1. Mix stripping solution to the appropriate dilution, depending on floor finish build-up.
   - Cordon off areas to be stripped
   - Apply liberal amounts of solution uniformly on the floor with a mop
   - Let stripping solution soak for the appropriate amount of time recommended by the stripper manufacturer
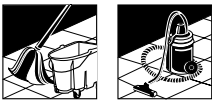   - Keep areas to be stripped wet. Rewet if necessary.

2. Machine scrub the floor (300 rpm or less) with a scrubbing pad (3M™ blue or equal) or equivalent scrub brush to break up the polish film. **IMPORTANT: Do not allow stripping solution to dry on the floor.**

3. Remove dirty stripping solution.
   TIP: Drizzling fresh, clean rinse water onto the dirty stripping solution will assist with more thorough removal.

4. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow it to dry completely.

5. Apply 3 to 5 coats of high-quality commercial floor polish, such as Armstrong Flooring S-480 Commercial Floor Polish.
   - The use of a high-quality stain-resistant sealer (such as Armstrong Flooring S-495 Commercial Floor Sealer) beneath the polish should be considered in areas of high traffic, areas of high soil load and areas where staining potential is high

Special Considerations

Feature™ Tile: Feature Tile, like solid-colored floors of any composition, shows scratches and soiling more readily than patterned materials. It has been designed for use as decorative bands, borders and spot accent colors in combination with other Armstrong Flooring 1/8" Standard Excelon® and Excelon Tile. Feature Tile is not suitable for use as an overall floor color and is not recommended for this use. When first installed, the plain-colored surface may reveal a light dusty or powdery film and some directional surface markings. These are common to the production of this type of product, but the markings will be eliminated with regular cleaning and polishing and will not affect the performance of the floor.

Stonetex®: Although Stonetex presents a monolithic or solid-colored image, the speckled pattern enables it to look better longer than Feature Tile or other non-patterned vinyl composition tile. Stonetex may require more frequent maintenance than a typical vinyl composition tile with a more prominent pattern.