

THIS DOCUMENT COVERS CARE AND MAINTENANCE FOR THE FOLLOWING FLEXCO RUBBER PRODUCTS:
Distinct Designs: Flextones, Evolving Styles Creative Elements, Evolving Styles Wood Elements, Spextones, FreeFlex

RECOMMENDED CLEANERS, FINISHES & FINISH REMOVERS

Cleaners:

Excelsior NC-900 Neutral Cleaner – A pH neutral, all-purpose cleaner for the initial and daily cleaning of all Rubber and Vinyl Resilient floor coverings

Excelsior CM-910 Cleaner / Maintainer – A pH neutral, biodegradable cleaner and maintainer for the daily cleaning or long-term preservation of rubber floor coverings

Finishes:

Excelsior MF-940 Matte Acrylic Floor Finish - A durable, scuff resistance acrylic floor finish, developed for vinyl & rubber resilient flooring products such as VCT, LVT, Solid Vinyl Tile, Quartz Tile and Rubber.

Excelsior GF-950 Gloss Acrylic Floor Finish - A flexible, extended-wear acrylic floor finish, developed for vinyl & rubber resilient flooring products such as VCT, LVT, Solid Vinyl Tile, Quartz Tile and Rubber.

Excelsior PF-960 Performance Floor Finish – A flexible floor finish specifically for use over rubber resilient floor coverings

Finish Removers:

Excelsior PR-930 Performance Remover – A finish remover specifically designed to remove topically applied floor finishes from resilient flooring products that are sensitive to alkalinity, such as rubber flooring and crumb/recycled rubber flooring products

There are many maintenance products available today for the commercial environment; we cannot test each available product for fitness of use. We have thoroughly tested these products and recommend their use. If you have a question regarding the fitness of use of other products, please contact customer service or technical services at solutions@rhctechical.com.

1. POST INSTALLATION CHECKLIST

- Prior to acceptance of this document refer to www.flexcofloors.com to confirm the most current revision.
- Prior to moving furniture or heavy equipment, sweep the floor and cover with an appropriate protective product, such as Masonite, Ram Board or equivalent, to prevent scuffing and scratching that may not come out during the maintenance procedures.
- **DO NOT** use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding; this may cause discoloration, scratching and loss of sheen.
- **DO NOT** use highly alkaline or acidic cleaners.
- **DO NOT** use harsh detergents, abrasive cleaners or “mop and shine” type products; these will damage, soften or discolor the flooring material.
- **DO NOT** use sweeping compounds or cleaning agents containing oils or solvents.
- **DO NOT** scrub, buff or mop the area per the adhesives traffic limits (48-72 hours) to allow proper curing of the adhesive used in installation.
- **DO NOT** allow excess amounts of water to sit on floor for extended periods of time.
- **DO NOT** allow the cleaning solution or topical moisture to work its way beneath the flooring material; this can result in an adhesive and/or installation failure.
- **DO NOT** use any chemistry that is above a 10.5 pH on rubber flooring; it will cause severe damage and discoloration.

2. INITIAL MAINTENANCE

Ensure that adhesive has cured for recommended period of time prior to conducting initial maintenance. Remove any protective coverings prior to cleaning. Use dust mop and vacuum flooring to remove any dirt, dust or debris.

Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen. Do not use harsh detergents, abrasive cleaners or “mop and shine” type products, these products can damage, soften or discolor the flooring material.

Mix 2-4 ounces of Excelsior NC-900 Neutral Cleaner per gallon of clean, potable water. Use a clean mop or pump-up sprayer to apply cleaning solution to the area and let stand for 5-10 minutes.

If using a low-speed, rotary floor machine (175 – 350 RPM), scrub the floor while wet using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. Brushes will work better for textured surfaces.

If using an auto-scrubber, scrub floor while wet using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

Installation areas that will be difficult to maintain with a rotary floor machine or auto-scrubber (such as elevators cabs or small rooms) or will not receive routine maintenance with a rotary floor machine or auto-scrubber must have a compatible floor finish installed, such as the Excelsior MF-940, GF-950 or PF-960, in order to ease maintenance of the floor covering.

3. FINISH APPLICATION (Optional)

Rubber flooring materials do not normally require floor finish, as the material can be maintained by routine cleaning along with dry buffing. However, in some cases rubber flooring can be protected and maintained with a floor finish.

We do not recommend the use of Urethane based finishes or coatings, also known as performance coatings, semi-permanent or permanent coatings. If used, these finishes/coatings have difficulty bonding to the surface and generally begin to peel or flake over time.

Removal of these finishes/coatings is difficult and has been known to permanently damage the flooring material.

Ensure that initial maintenance has been conducted prior to applying floor finish. Flooring area must be free of dust, dirt, debris, adhesive or cleaning residues, mold release agents and any potential contaminates.

Apply Excelsior MF-940, GF-950 or PF-960 per the installation instructions in 3-4 coats. Allow each coat to dry completely before apply additional coats.

4. DAILY MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Use dust mop and vacuum flooring to remove any dirt, dust or debris. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding; this may cause discoloration, scratching and loss of sheen.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to clean spills, dirt buildup and other debris. Rinse the floor afterwards. Allow floor to dry before allowing foot traffic.

5. ROUTINE MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting routine maintenance. Use dust mop and vacuum flooring to remove any dirt, dust or debris.

Mix 4-6 ounces of Excelsior CM-910 per gallon of clean, potable water. Use a clean mop or pump-up sprayer to apply cleaning solution to the area and let stand for 5-10 minutes.

If using a low-speed, rotary floor machine (175-350 RPM), scrub the floor while wet using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. Brushes will work better for textured surfaces.

If using an auto-scrubber, scrub the floor while wet using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

Once clean, dry buff area with a low-speed, rotary floor machine (175 – 350 RPM) with a White Tampico Brush from Malish or equivalent polishing brush attachment or a 3M 4100 White Super Polish Pad.

Depending on traffic, routine maintenance will need to be performed regularly within the first year of the installation. Within this time period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

6. RESTORATION MAINTENANCE

Mix 16 ounces of Excelsior PR-930 Performance Remover per gallon of clean, potable water. Use a clean mop or pump-up sprayer to apply cleaning solution to the area and let stand for 10-15 minutes.

If using a low-speed, rotary floor machine (175 – 350 RPM), scrub the floor while wet using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. Brushes will work better for textured surfaces.

If using an auto-scrubber, scrub floor while wet using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

Restoration Maintenance is not an exact science and may take more than one attempt. For further information please contact Flexco Technical Services at solutions@rhctechical.com.

7. FINISH REMOVAL & REAPPLICATION

If a floor finish has been applied to the flooring material, the finish may need to be regularly removed and reapplied, depending on traffic.

The extent of removal will depend on the condition of the finish and whether daily maintenance has been performed to protect the finish.

Use dust mop and vacuum flooring to remove any dirt, dust or debris. For a normal stripping, Mix 32 ounces of Excelsior PR-930 per gallon of clean, potable water. For a heavy removal, Mix 64 ounces of Excelsior PR-930 per gallon of clean, potable water. Using a new or thoroughly cleaned mop, apply the finish remover to the flooring material and allow to remain on the surface for 10 - 20 minutes. Do not allow remover to dry onto the floor.

Using a low-speed, rotary floor machine (175 – 350 RPM), scrub floor while wet using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely.

Reapply Excelsior MF-940, GF-950 or PF-960 per the installation instructions in 3-4 coats. Allow each coat to dry completely before applying additional coats.

8. FLOORING PROTECTION

Protect newly installed flooring with construction grade paper or protective boards, such as Masonite or Ram Board, to protect flooring from damage by other trades. Do not slide or drag pallets or heavy equipment across the new flooring. Limit usage and foot traffic according to the adhesive's requirements. When moving appliances or heavy furniture, protect flooring from scuffing and tearing using temporary floor protection.

All furniture casters must be made of a soft material and must have a contact point of at least 1" in width to limit indentation and flooring damage. All rolling chairs or seating must have a resilient flooring chair pad installed over the finished floor to protect floor covering. All fixed furniture legs must have permanent felt or soft rubber floor protectors installed on all contact points and to reduce indentation. Floor protectors must have a flat contact point of at least 1 sq. in. or 1 in. diameter and must cover the entire bottom surface of the furniture leg.

Ensure all furniture castors and chair legs are clean and free of any and all dirt and debris. Routinely clean chair castors and furniture legs to ensure that dirt or debris has not built up or become embedded in castors or floor protectors.

Replace chair castors and floor protectors at regular intervals, especially if they become damaged or heavily soiled.

Place walk-off mats at outside entrances. Ensure mats are manufactured with non-staining backs to prevent discoloration.

8. TECHNICAL DOCUMENTATION & SUPPORT

Additional product resources and technical documents are available online at www.flexcofloors.com

For additional technical support, send an e-mail to solutions@rhctechical.com