

Burke Luxury Vinyl Tile (LVT) Maintenance

Maintaining Commercial Areas

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 and smooth embossed floors will show scuffs, scratches, dirt and general wear more than multi-colored or textured embossed 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. At the same time, cost per square foot for caring for LVT products in commercial products has gone down. High quality maintenance of LVT products is now easier than ever.

Use Burke Flooring recommended maintenance materials or products of equal quality for maintaining Burke Luxury Vinyl Tile (LVT).

Initial Maintenance for a New Burke Luxury Vinyl Tile Floor

- ▶ Begin initial maintenance only after adhesive has been allowed to fully cure for at least forty eight (48) hours.
- ▶ During this period there should be limited furniture or other heavy traffic movement on the floor.
- ▶ Do not wash the tile during this period since any moisture or cleaning liquid allowed to get under the tile while it is bonding can attack the adhesive. This may lead to unnecessary repairs and/or replacement.
- ▶ Never flood the floor with cleaning solution or rise water.
- ▶ Remove all surface soil debris, sand and grit by sweeping or dust-mopping.
- ▶ Excess adhesive should be removed during installation of tile. If one part adhesive residue is still evident after installation, remove with mineral spirits. Burke Floor recommends the affected area then be cleaned with Burke Flooring **LAMANATOR PLUS FRESH START**. Lightly and rinsed with clear water and wiped dry.
- ▶ After Forty eight (48) hours scrub floor with Burke Flooring **LAMANATOR PLUS FRESH START**. This should remove factory overspray installation glue left behind and any residue left on the floor after installation. **Rinsed thoroughly with clear water changing water frequently** and wiped dry. For large commercial areas a rotary machine and nylon scrub pad or automatic scrubber with nylon pads may be needed.
- ▶ Allow the floor to completely dry, do not force dry the floor.
- ▶ Avoid citrus based cleaners.

Routine Maintenance

There are three basic maintenance options. As with any floor the greater the traffic, the greater the need for protective maintenance.

1. Damp Mopping

- ▶ Floor should be swept or damp mopped on a regular basis.
- ▶ Dirt spots and liquid spills should be cleaned as soon as possible with water and a neutral pH such as Burke Flooring **LAMANATOR PLUS FLOOR CLEANER**.
- ▶ Damp mop with a pH neutral cleaner and ***rinse with clean water changing water frequently*** when the floor is too dirty to spot clean.

2. Spray Buffing

- ▶ It is not required, but after initial clean up, you may apply two light coats of a high quality commercial floor finish, such as Burke Flooring **LAMANATOR PLUS RESTORE** for added protection.
- ▶ The floor should be swept or vacuumed regularly, spot cleaned to remove dirt and scuffs, and then spray buffed using Buff Dry using a polishing machine at low settings.

3. Full Build Up

- ▶ If a higher gloss or additional protection for heavy commercial use, after initial cleaning, polish the floor with a high quality commercial floor finish **LAMANATOR PLUS RESTORE** or equal. Apply as many coats as desired (2 coats are typical).
- ▶ The finish should be acrylic based for maximum adhesion, and once cured, can be swept regularly and washed with a pH neutral cleaner, **LAMANATOR PLUS FLOOR CLEANER** or equal.
- ▶ It can be stripped and recoated at pre-calculated intervals or when it becomes apparent that the floor finish can not accept any further wear using **LAMANATOR PLUS FRESH START**.

Applying a Protective Layer of Finish

Optional application of Commercial Floor Finish may be applied in areas that require additional protection. Additional coats will provide a deeper shine and will provide protection from heavy traffic areas.

1. Lamanator Plus RESTORER

- ▶ For use on new or old floors. Follow the directions thoroughly.
Do not use the **RESTORER** unless step one (**FRESH START**) is completed. Please follow the proper instructions for **FRESH START**. Spray the **RESTORER** onto the micro fiber cloth so it becomes damp. Then lightly mist the product onto the floor and spread evenly and consistently. The thinner the coat the better it will perform. Do not spread on too thick a coat at a time. We recommend two thin coats, allowing it to dry completely. Normally allow a minimum of 45 minutes of drying time between coats. After the final coat, allow 4 hours to dry before walking on or moving furniture onto the floor. Do not slide or drag furniture across any floor, treated or not.

*(If the floor has been treated with the **RESTORER** and starts to turn cloudy when cleaning with the **FLOOR CLEANER**, it's because the **FRESH START** was not removed correctly and thoroughly when initially cleaned. To correct this problem simply clean thoroughly with **FLOOR CLEANER** and then give the floor a light coat of **RESTORER**. This should solve the problem.)*

Stripping and Recoating Process

- ▶ Stripping should be done when necessary, seek professional advice to determine this maintenance cycle.
- ▶ Blockade the area which is being stripped.
- ▶ Apply proper diluted stripper solution to the floor in a uniform manner, **FRESH START** Floor Cleaner and Stripper or equal product is recommended.
- ▶ **Wipe and rinse splashes clean with a damp cloth or rag.**
- ▶ Let solution sit for 3 minutes, or follow manufacturer's recommendation for best results.
- ▶ Removal by hand or a rotary scrubber or automatic scrubber with the recommended scrubbing pad, can be used to scrub off the old finish.
- ▶ Pick up solution with a wet vacuum and wipe remaining liquid clean.
- ▶ Rinse with clean water changing water frequently and allow floor to dry thoroughly, do not force dry the floor.
- ▶ Apply desired number of coats of high quality, acrylic-based commercial floor finish, such as **LAMANATOR RESTORER** or equal.

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. First mark the center of the tile that you wish to replace, and score it diagonally with a utility knife, taking care not to damage any other tiles. 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 tile, for it should be hot to the touch to ensure maximum pliability and to loosen the adhesive. Carefully remove all old adhesive making sure the subfloor to which the tile is to be applied, is clean and smooth. Apply new adhesive to tile and install, making sure to remove any excess adhesive, then roll tile with a roller. Make sure this area receives the same care as and the initial installation.

Special Incidents

- ▶ Safety - Wet floors are slippery, use proper signage and keep traffic off wet floors.
- ▶ The use of high pH cleaners, disinfectants and citrus cleaners may cause permanent damage to any resilient floor covering. Use only pH neutral cleaners such as **LAMANATOR FLOOR CLEANER** Neutral Cleaner or equal product.
- ▶ No flooring product is impervious to every type of chemical, acid, solvent, etc. Remove spills as soon as possible and rinse with clean warm water.
- ▶ Rubber, oil and petroleum based products, particularly dark colored ones like tires, floor mats and asphalt sealers; any contain chemicals that can permanently stain resilient floor covering. Exhibit caution when purchasing rugs and walk of mats with rubber backings. Latex backings are suitable for use over resilient floor covering.
- ▶ Use of a proper walk-off mat system can eliminate 80% of the soil tracked into a building.
- ▶ Never allow furniture polish or glass cleaner to dry on the floor. These products may contain silicone which will cause severe slipperiness.
- ▶ Select the use of insecticides carefully; some may contain petroleum products which may settle on the floor in enough quantity to cause slipperiness.
- ▶ Sweeping compounds or mop treatments with petroleum products or silicone compounds can cause slipperiness. They may also change the surface hardness of the finish and shorten the life cycle of the product. Use only floor sweep or mop treatments that contain water-based or emulsion based materials compatible with the floor finish.
- ▶ Cleaning agents containing strong caustics or solvents such as gasoline can cause damage. Coatings such as shellac, lacquer, varnish **and solvent liquid or paste wax** are not recommended. They may cause permanent damage to the floor surface.
- ▶ Always consult and follow manufacturer's directions when using floor care products, and test them in an inconspicuous area for suitability before applying to the entire floor.