



Mannington Commercial Maintenance Guidelines

Teles Rubber Tile

General Helpful Hints

Keep the following tips in mind to help ensure the successful maintenance, beauty and performance of your facility's hard surface flooring by Mannington Commercial.

1. Use proper signage around area you are working in.
2. Cover floor during construction and while moving in equipment. Remove when done.
3. Walk off mats should:
 - Be easy to keep clean and vacuumed as often as needed based on traffic frequency and external conditions.
 - Be at least as wide as the doorway and 10'-14' long or longer based on soil load.
 - Have a backing that will not stain your flooring type.
4. Select the casters/glides that will work best for the furniture and flooring type you have selected.
*** Contact area should be smooth, flat and large enough to distribute the load.**
5. The use of microfiber mops and pads, particularly a Laundry-Free™ disposable option, may allow the floor to be more easily and effectively cleaned.
6. Use the least amount of water / diluted cleaning solution to achieve desired results.
7. Base your cleaning methods and frequency on exterior/interior conditions, facility use and budget.
8. Read and follow all maintenance products Safety Data Sheets (SDS, formerly MSDS).

Initial Cleaning

Follow these initial maintenance procedures to prepare your facility's hard surface flooring for a long, useful life.

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SAFETY

- Follow your facility's safety guidelines.
- Have proper signage in work area prior to initial cleaning.



PREPARATION

- Remove any protective floor coverings such as wood, cardboard or paper from the floor. Use care not to damage the floor when removing.
- On newly installed floors, please wait a minimum of 5 days before you wet mop or auto scrub the floor – adhesive/welds need time to bond.
- Inspect floor for adhesive residue and remove with mineral spirits and a rag if required. Then clean same area with neutral cleaner and water.
- Check casters and chair glides prior to moving in. Install or replace if needed.
 - * **Contact area should be smooth, flat and large enough to distribute the load.**



DRY MOP: (To remove dust and grit from the floor)

- Dust mop floor. Monitor the soil load on the pad during dust mopping and replace with a new pad as required.
- Do not shake out dust mop. The shaking process will release previously captured dust back into the air, back on to the floor and other surfaces.
- Products such as Contec® Premira® Laundry-Free™ disposable mopping pads are effective at dry soil removal.
- Alternatively, a Rubbermaid® Hygen® reusable dust mop can be used.



Single Disc/Square Orbital Machine Option: (for initial cleaning)

- Apply solution that has a pH of 10 to the floor in a small area.
- Do not let the area dry
- Using a Blue Pad, scrub the floor in a north/south and east/west direction
- Mop up or wet/dry vacuum
- Rinse the floor
- Inspect the floor when dry. If needed adjust cleaning solution dwell time and/or pad and repeat
- Left the floor dry an inspect to ensure desired results are achieved
- Repeat process if necessary



Auto Scub Option: (Heavy soiling, corrective and/or Initial cleaning when needed)

- Auto scrub the floor with properly diluted cleaner and a Blue pad
- Inspect the floor when it is dry

If needed:

- Adjust cleaning products being used
- Adjust pad pressure and/or pad being used
- Repeat process if necessary

* Adjust cleaning products based on soil. For greasy/oil areas, use an "alkaline" cleaner with a pH between 8-10. For areas with hard water or a high concentration of minerals, use an "acidic" cleaner with a pH of 4.5-6.5.

Daily, Routine & Corrective Cleaning

Regular cleaning is essential to the longevity of your facility's hard surface flooring. Use the following procedures daily or as needed to help keep your flooring in top shape.

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SAFETY

- Follow your facility's safety guidelines.
- Have proper signage in work area prior to routine cleaning.



PREPARATION

- Check casters and chair glides. Install or replace if needed.
- *** Contact area should be smooth, flat and large enough to distribute the load.**



DRY MOP: (To remove dust and grit from the floor)

- If necessary, a dry mop process prior to wet mop can prove helpful in heavy soil conditions.
- Dust mop floor. Monitor the soil load on the pad during dust mopping and replace with a new pad as required.
- Do not shake out dust mop. The shaking process will release previously captured dust back into the air, on to the floor and other surfaces.
- Products such as Contec® Premira® Laundry-Free™ disposable mopping pads are effective at dry soil removal.
- Alternatively, a Rubbermaid® Hygen® reusable dust mop can be used.



Wet Mop Option: (For smaller installations or light soiling)

- Wet mop the floor with water or properly diluted neutral cleaner.
- Products such as Contec® Premira® Laundry-Free™ disposable mopping pad are effective for wet soil removal.
 - Properly charge the mop with water or cleaning solution in a charging bucket.
 - Wet mop the floor using a proper S-Curve, or Place and Pull technique
- Monitor the soil load on the pad during wet mopping and replace with a new pad as required.
- Products such as The Contec® ZeroGravity® Mopping System, a light weight, ergonomically designed hardware system designed for use with the Contec® Premira® Laundry-Free™ pad, are effective.
- A microfiber string mop such as Contec® Disposable String Mop can prove helpful. The use of cotton, rayon or blended mops show to be less effective.
- Alternatively, a Rubbermaid® Hygen® reusable flat mop can be used.



Single Disc/Square Orbital Machine Option: (For medium installations, heavy soiling and corrective cleaning)

- Apply water or solution to the floor in a small area.
- Scrub the floor in a north/south and east/west direction.
- Mop up or wet dry vacuum up.
- Let the floor dry and inspect to ensure desired results are achieved. If needed, adjust cleaning solution or pad and repeat.



Auto Scrub Option: (For larger installations, heavy soiling and corrective cleaning when needed)

- Auto scrub the floor with water or properly diluted cleaner and a microfiber or red pad. (See charts on page 5)
- Inspect the floor when it is dry. If needed:
 - Adjust cleaning products being used.
 - Adjust pad pressure.
 - Adjust the pad being used.
 - Repeat process if needed.

*** Adjust cleaning products based on soil. For greasy/oil areas, use an "alkaline" cleaner with a pH between 8-10. For areas with hard water or a high concentration of minerals, use an "acidic" cleaner with a pH of 4.5-6.5.**

Cleaning Product Options

Choose scrubbing pads and cleaning products based on the type of maintenance you need to perform and/or the type of soil you wish to remove.



PADS	Microfiber Pad	White Pad	Red Pad	Blue Pad	Green Pad
	Initial Cleaning				*
Daily, Routine Cleaning	*	*	*		
Corrective Cleaning			*	*	*
	Light to medium cleaning	Light duty cleaning and buffing	Light duty to medium cleaning	Deep scrubbing	Deep scrubbing



CLEANING PRODUCTS	ACIDIC	NEUTRAL		ALKALINE
	PH 4.5-5.5 Mineral Removers	PH 5.5-6.5 Peroxide Cleaner	PH 6.0-8.0 Water/Neutral & Disinfectant Clean	PH 8-10 Cleaner/Degreaser
Initial Cleaning				*
Daily, Routine Cleaning		*	*	*
Corrective Cleaning	*			
Minerals/Hard Water	*	*		
Greasy/Oily				*

* When choosing a product to maintain your flooring, consider doing a site survey looking at the foot traffic, soil being cleaned, accessories being used, equipment being used, time allotted for cleaning and budget.

* If quaternary disinfectants are used in high concentration levels (> 2 oz. per gallon), we recommend that you wet mop the area with clean water after the application. NEVER mix acidic and neutral or high pH cleaners together.

- * Neutral cleaners that have proven effective (a product with 1 oz. per gallon dilution or less):
- Procter & Gamble - #32
 - 3M - 3H
 - Rochester Midland - Perfecto 7
 - National Chemical Laboratories - Earth Sense pH Neutral All Purpose Cleaner
 - EnvirOx

Cleaning Product Options

A variety of equipment is available for maintenance of your facility's flooring. The following models have proven to work well on hard surface flooring by Mannington Commercial.



EQUIPMENT

DRY / WET MOP

- Rubbermaid Hygen Microfiber Dust Mop
- Contec Professional Disposable String Mop
- Contec Professional Premira® Laundry-Free™ Microfiber Mopping Pads
- Contec Professional ZeroGravity® Mopping System

CLEANING SYSTEMS

- Rubbermaid WaveBreak Mopping System
- Filmop Equodose Mobile Microfiber Charging System

AUTO SCRUBBERS

Compact/Micro Size

- [Clarke MA 10 12E](#)
- [Kärcher BR 30/4 Bp](#)
- [Kärcher BD 30/4 C Bp](#)
- [Hillyard Trident B16SC](#)

Medium Size

- [Clarke Vantage 14, CA 30](#)
- [Kärcher BR 35/12 C Bp with microfiber roller](#)
- [Tennant T1](#)
- [Hillyard Trident T20SC](#)

Large Size

- [Clarke Focus II](#)
- [Kärcher B 40 C/W](#)
- [Tennant T300, T500](#)
- [Hillyard Trident T26SC](#)

Stand-On

- [Clarke SA40](#)
- [Windsor Chariot 2](#)
- [Taski swingo XP-M](#)
- [Hillyard Trident R22SC](#)

SWING MACHINES & RECTANGULAR MACHINES

- [Square Scrub](#)
- [Clarke FM 40 Square Scrub](#)
- [Windsor Bolt](#)
- [Kärcher BDS 43/Duo C](#)

PADS

- [Americo](#)
- [Square Scrub](#)
- [Tuway](#)

The logo for Mannington Commercial, featuring the word "Mannington" in a large, bold, sans-serif font with a registered trademark symbol, and the word "COMMERCIAL" in a smaller, all-caps, sans-serif font directly below it. The logo is positioned on a dark gray rectangular background.

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