



Mannington Commercial Maintenance Guidelines

Products: Homogeneous &
Heterogeneous Sheet, LVT,
Non-vinyl Resilient

These instructions supersede previous versions: updated: 6.2025

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

* Mannington offers Quantum Guard® Elite and Quantum Guard® HP, high-performance urethane wear layers with aluminum oxide particles. While Floor Finish (Polish) can be applied to our floors, it is not required due to our high-performing urethane wear layer. This proprietary technology enables Mannington to offer low-maintenance flooring solutions that provide superior appearance retention and durability. With the proper combination of cleaning products, pads, accessories, equipment and frequency (based on the type of soil and volume), the floor can be easily maintained without the use of Floor Finish (Polish).

1. Use proper signage around area you are working in.
2. Do not use black or brown pads unless you choose the Floor Finish option.
3. Cover floor during construction and while moving in equipment. Remove when done.
4. Entryway Systems and walk off mats should:
 - Be cleaned 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.
 - Be located in the traffic pattern coming into the facility
 - Have a backing that will not stain your flooring.
5. On our resilient flooring, we recommend using commercial grade, made in the USA, felt glides and soft wheeled casters on all furniture. This will quiet rooms and help mitigate challenges caused by furniture movement. Products available from companies such as Expanded Technologies offer these high quality solutions for most types of furniture.
6. The use of microfiber mops and pads, particularly a Laundry-Free™ disposable option, may allow the floor to be more easily and effectively cleaned.
7. Use the least amount of water / diluted cleaning solution to achieve desired results.
8. Base your cleaning methods and frequency on exterior/interior conditions, facility use and budget.
9. To keep heat welded seams in high traffic areas looking great, a thin, even application of the Mannington seam coater pen can be used. Periodic reapplication may be needed based on traffic and maintenance frequency.
10. Read and follow all maintenance products Safety Data Sheets (SDS, formerly MSDS).

FLOOR FINISH (POLISH) OPTIONAL | NON-FLOOR FINISH (NO POLISH) RECOMMENDED

Initial Cleaning

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

2



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™ mopping pads are effective at dry soil removal.



Wet Mop Option: (For smaller installations)

- Wet mop the floor with water or properly diluted neutral cleaner.
- Products such as Contec® Premira® Laundry-Free™ mopping pad are effective for wet soil removal.
 - o Properly charge the mop with water or cleaning solution in a charging bucket.
 - o 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 or microfiber tube mop can prove helpful. The use of cotton, rayon or blended mops show to be less effective.
- Laundered flat mops are typically engineered to deliver consistent Performance within its defined lifespan, ensuring reliable floor hygiene. If the level of cleanliness is not being achieved, the flat mops may be beyond its recommended service life, resulting in reduced cleaning effectiveness.
- A machine such as Intelligent Design Manufacturing X-Scrub® Mini or Pro auto scrubbers with a microfiber pad can prove to be helpful in achieving expectations.



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.
- Inspect the floor when it is dry. 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 neutral cleaner and the appropriate pad. (See charts on page 5)
 - * **For more challenging areas, an astroturf pad or a microfiber pad can prove helpful.**
- Inspect the floor when it is dry. If needed:
 - Adjust cleaning products being used.
 - Adjust pad pressure.
 - 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.
- * To keep heat-welded seams in high-traffic areas looking great, a thin, even application of the Mannington seam coater pen can be used. Periodic reapplication may be needed based on traffic and maintenance frequency.

FLOOR FINISH (POLISH) OPTIONAL | NON-FLOOR FINISH (NO POLISH) RECOMMENDED

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.

3

FLOOR FINISH (POLISH) OPTIONAL | NON-FLOOR FINISH (NO POLISH) RECOMMENDED



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.
- The use of microfiber dust mop has proven effective. Once the dust mop has loaded up, remove and replace with a fresh microfiber dust mop.
- The use of treaded or "sticky" dust mop products are not recommended due to the residue left behind.



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™ 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 or microfiber tube mop can prove helpful. The use of cotton, rayon or blended mops show to be less effective.
- Laundered flat mops are typically engineered to deliver consistent Performance within its defined lifespan, ensuring reliable floor hygiene. If the level of cleanliness is not being achieved, the flat mops may be beyond its recommended service life, resulting in reduced cleaning effectiveness.
- A machine such as Intelligent Design Manufacturing X-Scrub® Mini or Pro auto scrubbers with a microfiber pad can prove to be helpful in achieving expectations.



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.
- Inspect the floor when it is dry. 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 neutral cleaner and the appropriate pad. (See charts on page 5)
 - *** For more challenging areas, an astroturf pad or a microfiber pad can prove helpful.**
- Inspect the floor when it is dry. If needed:
 - Adjust cleaning products being used.
 - Adjust pad pressure.
 - 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.
- To keep heat-welded seams in high-traffic areas looking great, a thin, even application of the Mannington seam coater pen can be used. Periodic reapplication may be needed based on traffic and maintenance frequency.

Floor Finish (Polish) Optional

Follow this process if you choose to apply floor finish (polish) to your facility's hard surface flooring. Note that applying floor finish (polish) is entirely optional.

4

1. **HELPFUL HINTS:** Same as non-floor finish (no polish) method.
2. **INITIAL CLEANING PROCESS:** Same as non-floor finish (no polish) method.
3. **FLOOR PREP:** (Only needed when applying floor finish (polish) to the floor for the first time)
 - Perform initial cleaning process.
 - Use a blue pad on a swing machine.
 - Apply a workable amount of water to the floor (DO NOT flood floor).
 - Agitate the water with the swing machine in a north/south and east/west direction.
 - Remove excess water with a mop, a vacuum or an auto scrubber with vacuum.
 - Inspect floor to ensure it is free of dirt and soil.
 - Repeat if necessary.



4. **APPLY FLOOR FINISH (POLISH):**
 - When the floor is completely dry, apply 3 to 4 coats of floor finish (polish).
 - The quality of the floor finish (polish) used and number of coats needed can be determined based on traffic volume and soiling.
 - * Follow manufacturer's recommendations regarding floor finish (polish) applications, temperature, humidity, dry time, etc.

5. **ROUTINE CLEANING PROCESS:** Same as non-floor finish (no polish) method.

6. **REMOVAL AND REAPPLICATION:** (As needed)

Remove Floor Finish (Polish):

- Follow manufacturer's floor stripping dilution instructions.
- Apply solution to the floor by agitating it in a north/south and east/west direction.
- Remove solution from the floor.
- When floor is dry, inspect to ensure old finish (polish) has been removed.

Apply Floor Finish (Polish):

- When the floor is completely dry, apply 3 to 4 coats of floor finish (polish).
- The quality of the floor finish (polish) used can be determined based on traffic volume and soiling.
- * Follow manufacturer's recommendations regarding floor finish (polish) applications, temperature, humidity, dry time, etc.

Note: When floor finish (polish) is applied, the warranty as well as other performance characteristics fall on the manufacturer of the floor finish (polish).

FLOOR FINISH (POLISH) OPTIONAL | NON-FLOOR FINISH (NO POLISH) RECOMMENDED

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	AstroTurf Pad	White Pad	Red Pad	Blue Pad	Black Pad
	Initial Cleaning	*	*	*	*	
Daily, Routine Cleaning	*	*	*	*		
Corrective Cleaning	*	*	*	*		
	Light to medium cleaning	Medium to heavy cleaning	Light duty cleaning and buffing	Light to medium cleaning	Deep scrubbing: surface prep for floor finish (polish)	Stripping: remove floor finish (polish) and sealers



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	PH 10-13 Floor Finish (Polish) Stripper
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 with a pH of approximately 7 and a dilution rate around 1/4 oz to 1/2 oz have proven to be effective in maintaining our floors.

Optional Resources

A variety of equipment and accessories are available for your facility's flooring. The following 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](#)
- [Intelligent Design mfg Micro](#)

Medium Size

- [Clarke Vantage 14, CA 30](#)
- [Kärcher BR 35/12 C Bp with microfiber roller](#)
- [Hillyard Trident T20SC](#)
- [Intelligent Design mfg Walk Behind](#)

Large Size

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

Ride-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](#)

Furniture Protection

- [Expanded Technologies](#)



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