

Floor Care Basics

Type- ASPHALT (MATRIX, ASPHALATIC RESINS, PIGMENTS, MINERAL FILLERS) Resistance to soil & Chemicals- Alkaline agents, mild acids, moisture.

Harmful Substances- Gasoline, lighter fluid, Solvent floor finishes and cleaners, Turpentine.

Benefits- Durable

Precautions- Avoid oils or solvents: They will attack the binder and cause colors to bleed.

Same as vinyl.

Use & Care-

1. Use mild detergent or soap.
2. Rinse with clear water.
3. Dry immediately with mop or wet/dry vac.

Type- LINOLEUM (CORK, OIL ROSIN BACKING, PIGMENTS, RESINS, WOOD FLOOR)

Resistance to Soil & Chemicals- Grease, Oils

Harmful Substances- Abrasives, detergents, harsh alkaline, solvents.

Benefits- Durable

Precautions- Avoid excess wetting, use adequate furniture rests to avoid indentations.

Use & Care-

1. Use a mild detergent solution: avoid alkaline solutions.
2. Rinse with clear water.
3. Remove water immediately with wet/dry vacuum.

Type- RUBBER (ASBESTOS FIBER, PIGMENTS, SYNTHETIC RUBBER)

Resistance to Soil & Chemicals- Acids, many stains, milk alkalines.

Harmful Substances- Alkaline, Gasoline, Kerosene, Naptha, Oils, Solvent agents, Turpentine.

Benefits- Anti-slip, Durable, Flexible (minimal cracking) Won't warp or buckle.

Precautions- Air will dry and crack rubber tile, avoid direct sunlight, lubricating oils cause colors to bleed, Tiles can become dull and "Chalky".

Use & Care-

1. Use a mild detergent solution,
2. Rinse.
3. Remove water promptly.

Type- VINYL- (FILLERS, MATRIX RESIN, PIGMENTS)

Resistance to Soil & Chemicals- Alkaline, Grease, Mild acids, Moisture, Oil.

Harmful Substances- Abrasives; grit, sand scouring agents, Solvent floor finishes and cleaners.

Benefits- Can tolerate: constant wetting exposure to sun, extreme temperatures, durable, low cost.

Precautions- Avoid excessive wetting to prevent tile warping, Avoid scratching, cannot remove, Brittle at extremely low temperatures, Use furniture rests to protect against indentations.

Use & Care-

1. Use a neutral detergent solution.
2. Rinse.
3. Dry with a wet/dry vacuum.

Type- CERAMIC/QUARRY (CLAY BAKED INTO THE HARDNESS OF STONE)

Resistance to Soil & Chemicals- Alkaline salts, Avoid agents harmful to cement grout, Ice melting compounds, Oils, Paint, epoxies, lacquers, Soaps, Steel Wool.

Harmful Substances- Harsh alkaline agents

Precautions- Ceramic tile is very durable but the grout base is susceptible to crystalline salt damage.

Use & Care-

1. Use neutral cleaner to avoid damage to grout apply with mop.
2. Remove cleaning solution, rinse thoroughly.
3. Clean grout with grit brush.
4. Application of a sealer is not necessary, but will protect exposed grout Use a water base sealer.

Type- CONCRETE- (CRUSHED ROCK, PEBBLES, SAND, WATER)

Resistance to Soil & Chemicals- Very poor resistance capabilities if not sealed.

Harmful Substances- Acids, salts

Benefits- Durable, fire resistant, handles heavy traffic, low cost, low maintenance, smooth.

Precautions- Avoid colored coating in moisture or high traffic areas, Neutralize excess alkalinity before painting or sealing, Very porous; should be sealed immediately to avoid dusting and deep penetration of oil and dirt.

Use & Care-

1. Use a neutral cleaner.
2. For stubborn soil accumulations, use a slightly alkaline solution.
3. Never use an acid solution; concrete is soluble in acids.

Type- MARBLE (CARBONATED OF LIME, CRYSTALLIZED ROCK)

Resistance to Soil & Chemicals- Minimal resistance, capabilities, stains easily, with easy stain removal.

Harmful substances- Acid cleaners, Ammonia, Harsh alkaline agents, metals, oil, sand, abrasives, Soaps.

Benefits- Attractive

Precautions- Seal with penetrating sealer.

Use & Care-

1. Use a neutral cleaner.
2. Rinse thoroughly
3. Dry with soft cloth to avoid streaking.

Type- TERRAZZO (CRUSHED AGGREGATE, GRANITE, MARBLE, QUARTS)

Resistance to Soil & Chemicals- Animal fats, resistance capability, extremely poor if not sealed.

Harmful Substances- Alkaline agents, epoxies, floor oils, paints, powdered scouring, cleansers, steel wool, strong acids.

Benefits- Attractive, cool in summer, durable, low maintenance, warm in winter.

Precautions- Very porous; coating advisable.

Use & Care-

1. Use a neutral detergent.
2. Damp mop.
3. Air dry.

Type- WOOD TYPES; (MOST COMMON) (MAPLES, OAK) THREE MAIN TYPE-
BLOCK, PARQUET, PLANK

Resistance to Soil Chemicals- Resistance capability dependent upon how the floor has been sealed.

Harmful Substances- Abrasives, Alkaline agents, dampness, oils, soap & detergents.

Benefits- Attractive, durable, floor adapts well to building renovation, warm.

Use & Care- Floor must be sealed before any maintenance program can be used.

1. Sweep, dust mop (water treated) or damp mop in commercial settings,
2. Wood block for flooring; use a neutral cleaner,
3. Never clean wood floor with soap and water.

Jack Bockstanz