

**This document is intended to cover Commercial Care & Maintenance for Siena's Bosco II vinyl plank collection.**

- 1. RECOMMENDED CLEANERS, FINISHES, & FINISH REMOVERS ..... 1
- 2. MAINTENANCE OVERVIEW ..... 1
  - 2.1 INITIAL MAINTENANCE ..... 2
  - 2.2 DAILY MAINTENANCE ..... 2
  - 2.3 ROUTINE OR PERIODIC MAINTENANCE ..... 2
- 3. OPTIONAL FLOOR FINISHES ..... 3
  - 3.1 FINISH APPLICATION ..... 3
  - 3.2 FINISH REMOVAL & REAPPLICATION ..... 3
- 4. FLOORING PROTECTION ..... 3

**1. RECOMMENDED CLEANERS, FINISHES, & FINISH REMOVERS**

**Excelsior NC-900 Neutral Cleaner** is a pH neutral, all-purpose cleaner for the initial and daily cleaning of Resilient flooring products.

**Excelsior FR-920 Vinyl Flooring Finish Remover** is a highly concentrated finish remover designed to remove topically applied flooring finishes from Resilient Vinyl flooring products.

**Excelsior MF-940 Matte Acrylic Floor Finish** is a durable, scuff resistance acrylic floor finish, developed for Resilient flooring products.

**Excelsior GF-950 Gloss Acrylic Floor Finish** is a flexible, extended-wear acrylic floor finish, developed for Resilient flooring products.

*Since 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 using the information below.*

**2. MAINTENANCE OVERVIEW**

Luxury Vinyl Tile (LVT) & Plank (LVP) is a low maintenance product that is protected by a durable UV-cured urethane finish that does not require a floor finish, commonly called a “wax”. Though this coating greatly improves the durability of the product, daily and routine maintenance must be performed to maintain the appearance of the product.

Always use untreated, new or thoroughly cleaned mops and pads when conducting daily or routine maintenance. As with any maintenance program, be sure to use proper PPE (Personal Protective Equipment) per the cleaning product SDS and ensure all maintenance procedures are conducted per the cleaning products instructions. The use of Caution Tape and/or Wet Floor Signs is recommended to prevent slips and falls.

*There is a list of things that we would recommend that you not do to these flooring products as we have seen damage from these items: **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 highly alkaline*

or acidic cleaners. **DO NOT** use detergents, abrasive cleaners or “mop and shine” type products (such as Bleach, Pine-Sol, Clorox Soft Scrub, Fabuloso, Rejuvenate, Mop & Glo, Mr. Clean, Murphy’s Oil Soap and similar, unapproved cleaners) , as they will dull the finish and sheen of the flooring material. **DO NOT** use Mineral Spirits, Kerosene, Gasoline, Naphtha and/or other solvents to clean Luxury Vinyl Tile. **DO NOT** use sweeping compounds or cleaning agents containing oils or solvents. **DO NOT** allow excess amounts of water to sit on floor for extended periods of time.

## 2.1 INITIAL MAINTENANCE

Remove any protective coverings prior to cleaning. Use dust mop and vacuum flooring to remove any dirt, dust or debris.

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 flooring is heavily soiled, re-apply the solution and allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

**If using a low-speed rotary floor machine (175 – 350 RPM)**, wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used.

**If using an auto-scrubber**, wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used.

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 completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

## 2.2 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.

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 area with clean, cool water and allow floor to dry completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing) before allowing foot traffic.

## 2.3 ROUTINE OR PERIODIC MAINTENANCE

Use dust mop and vacuum flooring to remove any dirt, dust or debris.

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 area with clean, cool water and allow floor to dry completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing) before allowing foot traffic.

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

**If using an auto-scrubber**, wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used but the brushes will work better for textured surfaces.

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 completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

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

### 3. OPTIONAL FLOOR FINISHES

These products do not require a finish but the factory finish on these products will accept a finish if desired.

#### 3.1 FINISH APPLICATION

If finish must be applied, 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, and any potential contaminants. Once applied the maintenance routine of this installation will require the use of a finish until the flooring product is removed.

The Excelsior MF-940 or Excelsior GF-950 may be utilized per the application instructions. 3-4 coats of either finish should be applied while allowing each coat to dry completely before the next coat is applied.

After application of a finish, we would recommend the use of the Excelsior CM-910 Cleaner/Maintainer in place of the NC-900 Neutral Cleaner. This will help repair the finish with each cleaning and stretch the timeframe before needing a removal and recoat.

#### 3.2 FINISH REMOVAL & REAPPLICATION

If a floor finish has been applied, it will 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.

*For removal of a light coat of finish or preparation for a recoat, mix 16 ounces of Excelsior FR-920 per gallon of clean, potable water.*

*For removal of single application of finish (3-5 coats), mix 32 ounces of Excelsior FR-920 per gallon of clean, potable water.*

*For removal of multiple applications of finish, mix 64 ounces of Excelsior FR-920 per gallon of clean, potable water.*

Use dust mop and vacuum flooring to remove any dirt, dust or debris.

Using a new or thoroughly cleaned mop, apply the finish remover to the flooring material and allow to dwell (remain) on the surface for 5-10 minutes. Do not allow solution to dry.

***If using a low-speed rotary floor machine (175 – 350 RPM),*** wet scrub the floor using a 3M 5300 Blue Cleaner Pad or equivalent.

***If using an auto-scrubber,*** wet scrub the floor using a 3M 5300 Blue Cleaner Pad or equivalent.

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 completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

The Excelsior MF-940 or Excelsior GF-950 may be utilized per the application instructions. 3-4 coats of either finish should be applied while allowing each coat to dry completely before the next coat is applied.

### 4. FLOORING PROTECTION

Do not slide or drag pallets or heavy equipment across the new flooring. 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.