

Maintenance Overview

Vulcanized rubber flooring products do not require a protective wax or floor finish when the parameters of a maintenance program can be followed. However, these products do require daily and routine care and maintenance with cleaning equipment to maintain the desired appearance. While the frequency of daily and routine maintenance will depend upon the amount and type of traffic in the area, maintenance will likely be more frequent within the first year of installation. Over time, vulcanized rubber will require less frequent routine maintenance as a protective film builds on the surface of the material. If the flooring is in an area that will not be maintained by the use of a rotary floor buffer or auto-scrubber, the rubber flooring must be maintained using a floor finish.

Floor protection is a critical part of any long-term maintenance program for resilient flooring. Ensure that all chair casters and

glides are manufactured from materials that are intended for resilient flooring to avoid indentation and flooring or finish damage. Ensure that all furniture feet have proper floor protection devices installed to avoid premature wear, scratches and other damage. **See Section 8 for details on floor protection.**

When conducting daily maintenance, always use untreated, new or thoroughly cleaned mops and pads. Do not use hydrocarbons (Kerosene, Gasoline, Naphtha, etc.) or solvents to clean flooring. 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 are recommended to prevent slips and falls.

Additional Information

Approved Cleaners

Hilway Direct Neutral Cleaner
Hilway Direct Plus (as a Cleaner/Maintainer)

Approved Finish Removers

AllSafe Stripper

Approved Finishes

Hilway Direct Plus Acrylic Finish

Technical Support

Additional technical resources and documents are available online at capricollections.com. For additional technical support, send an e-mail to support@capricollections.com

1. PRE-MAINTENANCE

- Prior to moving furniture or heavy equipment, sweep the floor and cover with an appropriate protective product, such as Masonite, Ram Board or equivalent, to prevent scuffing and scratching that may not come out during initial maintenance.
- **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 detergents, highly alkaline, acidic or abrasive cleaners or "mop and shine" type products, as they may dull or damage the finish of the flooring material.
- **Do not** use sweeping compounds or cleaning agents that contain hydrocarbons or solvents.
- **Do not** scrub, buff or mop the area per the adhesives traffic limits (48-72 hours) to allow proper curing of the adhesive.
- **Do not** over-saturate the area when cleaning.
- **Do not** allow the cleaning solution or topical moisture to work its way beneath the flooring material, as this can result in an adhesive failure.

2. INITIAL MAINTENANCE

Ensure that adhesive has cured for recommended period of time prior to conducting initial maintenance. Remove any protective coverings prior to cleaning. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris.

Mix 6 - 7 oz. of Hilway Direct Neutral Cleaner per gallon of warm and clean potable water (1:20) and use a clean mop to apply cleaning solution to area. Let solution stand for 5-10 minutes.

If using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), buff floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 4100 White Super Polish Pad. If flooring is heavily soiled, a 3M 5100 Red Cleaning Pad may be required.

If using an auto-scrubber, scrub floor while wet using 22 gauge soft bristled scrubbing brushes or 3M 5100 Red Cleaning Pads. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing.

Use a wet vacuum or clean mop to remove any and all excess cleaning solution. Using a clean mop or auto-scrubber, rinse area with clean, cool water and ensure that all cleaning residue has been removed (this may require additional rinsing). Allow area to dry completely before allowing foot traffic.

All installation areas that will be difficult to maintain with a buffer or auto-scrubber (such as elevators cabs, small rooms or

equipment areas) or areas will not receive routine maintenance with a buffer or auto-scrubber must have a compatible floor finish installed, such as the Hilway Direct Plus, in order to ease maintenance of the floor covering.

3. INITIAL FINISH APPLICATION

Vulcanized rubber flooring materials do not normally require floor finish, as the material can be maintained by dry buffing. However, in areas where dry buffing is not possible, the material must be protected with a floor finish.

Ensure that initial maintenance has been conducted prior to applying the Hilway Direct Plus. Flooring area must be free of dust, dirt, debris, adhesive or cleaning residues and any potential contaminants. **Do not** dilute finish or apply to surfaces below 50° F.

Shake floor finish container vigorously prior to application. Use a microfiber mop to apply finish in a thin, even film per the installation instructions in 2-3 coats, applying each coat in a perpendicular direction to the previous coat. Allow each coat to dry completely before applying additional coats. Avoid direct forced air, drafts and direct sunlight during application and curing.

Once the second coat is dry, evaluate the floor to determine if an additional coat is necessary. If heavy use is expected, a third coat is recommended. Allow the final coat of finish to dry overnight before allowing normal traffic. Wait 24 hours before allowing heavy traffic and rolling loads.

To prolong the life of the finish, the finish should receive routine maintenance via a cleaner/maintainer or spray buffing. Please see section 5 and 6 for more information.

For additional information regarding the finish and finish application, please see the Hilway Direct Plus Technical Data Sheet.

4. DAILY MAINTENANCE

Ensure that initial maintenance and finish application has been conducted prior to conducting daily maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. 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. When using a mop, use a two bucket system for cleaning - one bucket with cleaning solutions and another bucket with clean, potable water for rinsing.

If using a mop, mix 0.5-1 ounce or 20 mL (1:200) of Hilway Direct Neutral Cleaner per gallon of clean, potable water. Use a clean mop to clean spills, build-up, dirty areas or overall cleaning. Allow floor to dry completely before allowing foot traffic.

If using an auto-scrubbing machine, mix 0.25-0.5 or 10 mL (1:400) of Hilway Direct Neutral Cleaner per gallon of warm and clean potable water. Buff or scrub floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 4100 White Super Polish Pad.

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

5. ROUTINE MAINTENANCE - CLEANER/MAINTAINER

Do not dry buff flooring within the first 90 days following installation. To protect flooring material within this time period, conduct routine maintenance with the Hilway Direct Plus as a cleaner/maintainer every 1-2 weeks.

Ensure that initial maintenance has been conducted prior to conducting routine maintenance. Flooring area must be free of dust, dirt and debris. When using the Hilway Direct Plus as a cleaner/maintainer, use a two bucket system for application - one bucket with the cleaner/maintainer solution and another bucket with clean, potable water for rinsing.

Mix 1 ounce or 30 mL (1:128) of Hilway Direct Plus per gallon of warm, clean potable water. Use a clean microfiber mop or an auto-scrubbing machine with 22 gauge soft bristled scrubbing brushes or 3M 4100 White Super Polish Pads to clean the entire floor.

Use a clean, dry mop to remove any and all excess cleaning solution. Do not rinse the flooring after cleaning. Allow area to dry completely before allowing foot traffic.

6. ROUTINE MAINTENANCE - DRY-BUFFING

Dry-buffing should not be performed on flooring materials that have been installed for less than 90 days. Ensure daily maintenance has been conducted, if necessary, prior to dry-buffing. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris.

Mix 6 - 7 oz. of Hilway Direct Neutral Cleaner per gallon of warm and clean potable water (1:20) and use a clean mop to apply cleaning solution to area. Let solution stand for 5-10 minutes.

If using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), buff floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad.

If using an auto-scrubber, scrub floor while wet using 22 gauge soft bristled scrubbing brushes or 3M 5100 Red Cleaning Pads. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing.

Use a wet vacuum or clean mop to remove any and all excess cleaning solution. Using a clean mop or auto-scrubber, rinse area with clean, cool water and ensure that all cleaning residue has been removed (this may require additional rinsing). Allow area to dry completely before allowing foot traffic.

Once clean, dry buff area with a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) and a union polishing brush or a 3M 4100 White Super Polish Pad. For small installations or hard to reach areas, use a clean, soft towel or cloth wrapped around a push broom.

Depending on traffic, dry-buffing will need to be performed regularly within the first year of installation to allow the flooring surface to build a protective layer. Within this time

period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

7. FINISH REMOVAL & REAPPLICATION

If Hilway Direct Plus has been applied to the flooring material, the finish may need to be regularly removed and reapplied, depending on traffic. The timing of removal will depend on the age and condition of the finish, as well as the frequency of daily/routine maintenance and spray-buffing.

Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. Using a new or thoroughly cleaned mop, apply Allsafe Stripper undiluted to the flooring material and allow to remain on the surface for 15 - 20 minutes. Do not allow finish remover to dry onto the floor.

Using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) , scrub floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad.

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 entirely.

Reapply the desired floor finish per the installation instructions in 2 - 3 coats. Allow each coat to dry completely before applying additional coats.

For additional information regarding the finish and finish removal, please see the Hilway Direct Plus or AllSafe Stripper Technical Data Sheets.

8. FLOORING PROTECTION

Protect newly installed flooring with construction grade paper or protective boards, such as Masonite or Ram Board, to protect flooring from damage by other trades. Do not slide or drag pallets or heavy equipment across the new flooring. Limit usage and foot traffic according to the adhesive's requirements. When moving appliances or heavy furniture, protect flooring from scuffing and tearing using temporary floor protection.

All furniture casters or glides must be intended for resilient flooring and made of a soft material (such as a rubber or poly-based material). Casters and glides must have a flat contact point that is at least 1 sq. in. or 1.125 in. in diameter to limit indentation and flooring or finish damage. All rolling seating or furniture that does not meet these guidelines must have a resilient flooring chair pad installed over the finished floor to protect floor covering.

All fixed furniture legs or corners must have permanent felt or soft rubber floor protectors installed on all contact points to reduce indentation, wear, scratching and other flooring or finish damage. Floor protectors must have a flat contact point of at least 1 sq. in. or 1.125 in. diameter and must cover the entire bottom surface of the furniture leg.

Ensure all furniture castors and chair legs and 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. Prevent water and moisture from accumulating underneath walk-off mats. Ensure mats are manufactured with non-staining backs to prevent discoloration.

For more information regarding cleaner application, floor finish application or finish removal, please consult all associated product data sheet, SDS and warranty information.