

## 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 cleaner/maintainer.

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

### 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.

### Do not allow solution to dry before scrubbing.

If using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), buff floor while wet using a 22-25 gauge bassine scrubbing brush attachment or a 3M 5100 Red Cleaning Pad. If flooring is heavily soiled, repeat this process a second time.

If using an auto-scrubber, scrub floor while wet using 22-25 gauge soft bristled scrubbing brushes or 3M 5100 Red Cleaning Pads. If flooring is heavily soiled, apply additional cleaner to so that solution can remain on surface for an additional 5-10 minutes before scrubbing or repeat this process a second time.

For corners and hard to reach areas or areas that can't receive mechanical maintenance per the above methods, a soft bristled deck brush can be used to scrub the floor. Be sure to scrub material while wet and to remove cleaning solution before it dries.

After scrubbing the material using one of the above methods, 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 receive routine maintenance with a Cleaner/Maintainer, such as the Hilway Direct Plus, in order to ease maintenance of the floor.

### 3. 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. When using a mop, use a two bucket system for cleaning - one bucket with the cleaning solution and another bucket with clean, potable water for rinsing the mop. 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).

### 4. ROUTINE MAINTENANCE - DRY-BUFFING

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 22-25 gauge bassine scrubbing brush attachment or a 3M 5100 Red Cleaning Pad.

If using an auto-scrubber, scrub floor while wet using 22-25 gauge soft bristled scrubbing brushes or 3M 5100 Red Cleaning Pads. If flooring is heavily soiled, apply additional cleaner to so that solution can remain on surface for an additional 5-10 minutes.

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 continually build a protective layer. Within this time period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

### 5. ROUTINE MAINTENANCE - CLEANER/MAINTAINER

Vulcanized rubber flooring materials do not require a floor finish, as the material can be maintained by dry-buffing. However, in areas where dry buffing is not possible, the material must be routinely treated with a cleaner/maintainer on a weekly, bi-weekly, monthly or bi-monthly basis, depending on usage and traffic.

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 the mop.

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 - SPRAY-BUFFING

Vulcanized rubber flooring materials do not require a floor finish, as the material can be maintained by dry-buffing. However, in areas where a coating is requested or required, the material can be spray-buffed with the Hilway Direct Plus.

Ensure that daily maintenance has been performed, if necessary. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris.

Using an unused or thoroughly cleaned spray bottle, mix the finish with warm, clean potable water at a ratio of 1:5 (finish:water). Spray the diluted finish onto the floor and buff immediately using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) and a 3M 4100 White Super Polish Pad. Do not rinse the flooring after buffing. Allow area to dry completely before allowing foot traffic.

### 7. HEAVY CLEANING

If Hilway Direct Plus has been applied as a cleaner/maintainer or spray-buffing 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. Mix 21 - 22 oz. of Hilway Direct AllSafe Stripper per gallon of warm and clean potable water (1:5) and use a clean mop to apply cleaning solution to area. Let solution stand for 10-15 minutes. **Do not allow solution to dry.**

Use a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), buff floor while wet using a 22-25 gauge bassine scrubbing brush attachment or a 3M 5100 Red Cleaning Pad.

For corners and hard to reach areas or areas that can't receive mechanical maintenance per the above methods, a soft bristled deck brush can be used to scrub the floor. Be sure to scrub material while wet and to remove cleaning solution before it dries.

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. If the Hilway Direct Plus Cleaner/Maintainer was used, reapply as per above.

**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 felt, rubber or a 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 in desk areas must have a resilient flooring chair pad installed over the finished floor to protect floor covering. **Do not use nylon/hard plastic glides or casters.**

All fixed furniture legs or corners must have permanent floor protectors installed on all contact points to reduce indentation, wear, scratching and other flooring or finish damage. Floor protectors must be intended for resilient flooring and made of a soft material (such as a felt, rubber or a poly-based material). 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. **Do not use nylon/hard plastic floor protectors or furniture feet.**

Ensure all furniture castors and chair legs and are clean and free of 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.**