

TERA-GEM III EPOXY FLOORING SYSTEMS MAINTENANCE RECOMMENDATIONS

Industrial & Non-Food Service

Floors receive more abuse than walls or any other area in a building. The search continues for the miracle material, which never requires maintenance, but with all the technology of modern science, no one has yet developed such a material. Floors have all kinds of chemical products spilled on them, heavy items dragged over them and all kinds of heavy and light loads passing over them. Dirt itself is an abrasive and with people carrying it on their shoes, the floor surface is bound to be scratched. If abrasive dirt and other spilled items are not removed, they soon become ground into the surface leaving an unpleasant appearance.

All flooring materials require some maintenance. Revolan Systems materials have been specifically designed with tough wearing finish surfaces and while they are more maintenance free than most materials, they do require some maintenance care. How much care? That depends on the level of appearance the owner desires, the amount of abuse given to the floor and the dedication of the maintenance staff in carrying out the established maintenance program.

CLEANING

The intent of all cleaning procedures for hard, durable coatings such as epoxies is to remove dirt, grime, etc without scratching the film. As the film receives more scratches, dirt can build up on the surface. Cleaning compounds must be purchased with the intent to remove the dirt and minimize abrasiveness in the cleaning method. A knowledgeable janitorial company should be able to provide a host of satisfactory products.

A floor will only be as clean as the water, mops, buckets, and scrubbing equipment, which may be used to do the cleaning job. In many cases mops are seldom laundered, buckets infrequently cleaned out and the water used during cleaning is seldom changed. In cases of this type, the maintenance staff is merely moving dirt from one place to another. The two-bucket method is recommended as it provides a cleaner solution. All maintenance personnel should follow good maintenance practice of changing the soap solution and rinse water frequently, sending the mop head to the laundry after each use and keeping all maintenance equipment clean.

CLEANING STEPS

1. Sweep up and/or vacuum all dirt and debris from the floor.
2. Rinse surface to remove finer grit left behind by the sweeping and vacuuming. Use of cold water for this purpose is acceptable. The preferred equipment would be a pressure washer.
3. It is recommended that all cleaning compounds be spot tested prior to volume usage. Examine the coating for discoloration, pitting or softening. If any of these occur discontinue use of that cleaning material.

4. To clean the surface coating use a mild alkaline cleaner like Simple Green or Liquid Tide with CLEAN, warm water. Water temperature should be 110 F to 130 F. A high pressure washer, again, is preferred equipment. The alkaline cleaner should not contain bleaches, ammonia (will cause yellowing over time) or mediums that may etch or attack the coating.
5. The use of soft bristled brushes, like a push broom, to aid in the cleaning process is acceptable. Check with your janitorial supply company for brushes that are soft and do not scratch.
6. Rinse surface with cool water to remove remaining soap residues, if possible use a squeegee to move water to drains.
7. If the surface becomes scratched or pitted use a floor sealer such as Coating Kare for Seamless Floors (coatingkare.com) or equal, these can be purchased at a janitorial supply store in your area.

CLEANING SCHEDULE

It is recommended to clean/mop floors daily and deep clean (scrub) floors at least once a week.

REVOLAN SYSTEMS IS THE FORMULATING DIVISION OF TERA-LITE.