

Maintenance Frequently Asked Questions

What is meant by “low maintenance”?

The term “low maintenance” is applied to a floor covering with a factory applied finish designed to reduce the amount of regular maintenance. The factory applied finish replaces the need to apply initial seal coats and finish (polish) coats, reducing the cost in both floor care products and labour. The floor covering will require maintenance in the form of cleaning and buffing with machinery, however the surface of a “low maintenance” floor covering allows this process to be carried out quickly and cheaply.

What causes floor polish to powder off the flooring surface?

Powdering is the partial or total disintegration of the polish film resulting in a fine, light-colored material. Possible causes are floor not thoroughly rinsed after stripping; dirty mops used to apply polish; surface of polish force-dried; inadequate grit and soil control (no walk-off mats); mismatched polish and machine speed; floor pad too abrasive; room temperature too hot or too cold or humidity too high or too low or excessive alkaline moisture permeating through tile from subfloor. To correct the problem, follow stripping recommendations for the specific flooring.

What causes streaks in floor polish?

Possible causes of streaks can be too much or too little floor polish applied in one coat; dirty mop used to apply polish; inadequate drying time or alkaline residue on the floor. Follow recommendations for stripping or heavy cleaning, and then follow recommended procedure for preparation for commercial traffic.

What can cause bleeding of brightly colored vinyl composition tile?

Possible causes are too little floor polish; cleaning/stripping solutions too aggressive or colored pigments removed by abrasion from coarse stripping or scrubbing pads. Following the recommended maintenance procedures will prevent the problem.

How long after an installation should a floor be protected from rolling loads?

Newly installed commercial flooring should not be exposed to routine rolling load traffic (carts, trolley jacks, etc.) for at least 72 hours after installation to allow setting and drying of adhesives. If rolling loads cannot be avoided, protect the installation for 72 hours after installation by covering with wood panels.

Furniture is sticking to the floor. What can cause this to happen?

Furniture sticking is normally caused by the following conditions. Furniture replaced too soon after polishing; furniture left in place while polish was applied; floor not properly rinsed; sealer/polish not compatible; polish not properly cured/dried (floor temperature too low, high humidity, recoated too quickly, building closed up with no air circulation, dew point too high, contaminated mops or finishes); slow drying polish formulations; furniture rests have something on them (not clean); excess moisture from damp mopping. Some possible solutions include: Only apply polish when drying conditions are right; use brand-name products; clean furniture rests as needed; test for dryness. Tip – to release struck furniture, tap the legs near to the floor, hitting firmly in a horizontal direction. Be sure to protect legs to avoid scratching or marring. Do not attempt to lift furniture straight up before loosening.

What is antioxidant staining in vinyl floors?

Armstrong's vinyl floors have been formulated to be very stain resistant to most reagents and traffic. Certain compounds added to rubber can discolor a vinyl floor when in contact with it. These chemical compounds, referred to as antioxidants, are formulated into rubber materials to extend the life of the rubber and prevent brittleness. Some antioxidants react chemically with ingredients (plasticizers) in flexible vinyl to produce a yellowish stain. This is referred to in the vinyl industry as "antioxidant staining." Any source of rubber containing these antioxidants in contact with the floor could produce this staining. Certain types of rubber mats, rubber-backed rugs, and rubber wheels on carts, can cause this discoloration. To avoid this problem, insure that the mats and wheels which will be in contact with the vinyl floor are of the "non-staining" type of rubber.