



COMMERCIAL PRODUCT MAINTENANCE

NOTICE: These products were previously known under the brand name “Upofloor” and are now sold under the “Kährs” brand name in the Kährs Commercial Flooring division. The products themselves have remained the same.

PREVENTION:

- The single greatest cause of damage to any flooring or floor finish is abrasion from dirt and grit. Wherever possible, use walk-off mats at entrances and doorways and vacuum mats routinely.
- Rubber-backed or latex-backed mats, tires and asphalt sealers may stain or damage the floor’s surface. Ensure the mats used on the floor are non-staining mats.
- Use furniture floor protectors under all furniture items including chairs, tables, heavy furniture, and equipment.
- Check furniture floor protectors routinely, especially chairs and tables that may be moved frequently, to ensure there are no nicks or burrs on the protectors. Replace as needed.
- When moving heavy furniture and equipment, use strips of plywood, Masonite™ or furniture moving aids to roll or slide the furniture or equipment.

Notes On Rolling chairs: Confirm or equip all furniture, appliances, carts and any other moveable equipment with soft, wide, non-staining casters or floor protectors with a minimum wheel width of 1” to protect hard surface flooring from the effects of rolling and static loads. Use chair pads recommended for hard surface flooring if proper casters are not practical. Office chairs equipped with double hard plastic wheels should use chair pads.

GENERAL:

Use standard maintenance industry safety practices and precautions whenever performing maintenance procedures. Read each product label and use instructions prior to application.

Every flooring application and building can present its own unique set of circumstances that may require variations in maintenance procedures. Choose the maintenance option that works with your area of application and maintenance equipment. The following are general guidelines that will cover the majority of applications. If you feel your situation is not covered by these guidelines, please contact UPOFLOOR technical services for advice before beginning your maintenance procedures.

The key to successful maintenance of all flooring types is the removal of dirt and soil. Mopping with a sponge or string mop alone removes very little soil. It dissolves the dirt and spreads it out evenly across the floor creating a dull, dirty film.

KAHRS Commercial recommends the use of microfiber mops and pads for dust mopping and scrubbing. Using an automatic scrubber or wet vacuum is the preferred way to remove soiled water and provide rinse water. If mopping is the only option, always use a two-bucket system for best results.

Do not use melamine, brown or black pads or stiff-bristled brushes.

INITIAL MAINTENANCE POST-INSTALLATION:

On fully adhered products, do not begin initial maintenance for a minimum of 72 hours after installation is complete. This is to assure the adhesive has had sufficient time to dry and cure. See KAHRS Commercial Products Installation Instructions under the Heading “Post Installation Protection” to avoid damage during construction.”

- Sweep, dust mop, or vacuum to remove loose dirt, soil, grit, and any construction debris from the UPOFLOOR Product.
- Remove dried adhesive or tape residue with a clean, white cotton cloth dampened with paint thinner or mineral spirits, carefully following the warnings and instructions on the container. Stubborn residue may require the use of a plastic putty knife with a rounded edge used in conjunction with the rag dampened with painter thinner or mineral spirits, methodically and carefully removing the residue.
- For stubborn dirt, use a less dilute quality neutral floor cleaner. Reduce concentration accordingly for slightly soiled floors.
- Distribute cleaning solution over floor and allow to dwell for a short time (approximately 10-20 minutes) then agitate the flooring surface with a red scrubbing pad or equivalent scrub brush on an automatic scrubber. Do not allow solution to dry on floor.

Note: **NEVER** flood the floor with cleaning solution or rinse water. Use as little water or cleaning solution as possible; excess water or cleaning solution may damage your installation by eroding the adhesive underneath over time.

- Pick up dirty solution with wet-dry vacuum or mop and follow with clean water rinse.
- Allow floor to completely dry, or wet vacuum the remaining liquid.

Note: The use of Caution Tape and or Wet Floor signs will minimize the risk of slips and falls. Many signs are also available with bi-lingual warnings.

ROUTINE/DAILY CLEANING DIRECTIONS:

- Sweep or vacuum to remove loose dirt and soil from KAHRS Commercial Products.
- Dilute a quality neutral floor cleaner as appropriate for Mop & Bucket (use a two-bucket system) or as recommended for Automatic Scrubber.
- Mop KAHRS Commercial Products with the cleaning solution and microfiber mops and/or pads.
- Trail mop excess soil and wet areas with a clean, tightly wrung out mop.
- No rinsing required.
- Allow floor to air dry completely.

- Periodically, after the floor has been cleaned you may use a white nylon Scuff Removal pad to remove stubborn scuffs. Make sure the pad (machine pad or hand pad) has been saturated with water or a quality Neutral Floor Cleaner mixed according to the instructions for auto scrubber or mop & bucket cleaning and continue to lubricate scuffed areas with either water or mixed Neutral Floor Cleaner during the scuff removal process. Swing machines, side by side machines, buffers or auto scrubbers MUST be low RPMs (175-350 RPMs) to avoid damage to the pad or flooring.
- For best results, auto scrubbers that remove the dirty cleaning solution work best for large areas and/or heavily trafficked areas.
- Routine cleaning should utilize a red 3M pad or equivalent brush; **NEVER USE a MELAMINE, Black or Brown Pads or Brush.**

Note: KAHRS Commercial Products do not require a floor finish to be applied however a floor finish may be desirable to aid in daily maintenance, stain resistance, resistance to abrasion and maintaining gloss level. If you choose to not apply a finish, then a spray buff system should be utilized as needed. Over time floors will begin to lose their luster and may require an application of polish.

PERIODIC MAINTENANCE:

Periodic Deep Scrub:

Over time if buildup of residue is noted on flooring which is not removed by routine daily cleaning process the flooring will respond to an occasional as needed deep scrub cleaning. Buildup can occur from unremoved residue of local spray on disinfectants, tracked in oil-based materials and other contaminants. A deep cleaning process as below will remove these materials to restore the original floors appearance. Routine daily cleaning is then continued until the next scheduled deep cleaning. Each facility will have different time cycles for this process dependent upon traffic and use conditions.

- Vacuum or dust mop to remove loose soil and debris.
- Using a rotary scrubber or automatic scrubber do a heavy scrub with a red scrubbing pad and a quality Neutral Floor Cleaner. For more severely soiled floors use a diluted stronger quality General Purpose Floor Cleaner with a 3M5300 Green Pad. Always keep these pads wet while scrubbing and do not dry scrub.
- Pick up solution with a wet vacuum.
- Rinse thoroughly with clean water. Pick up excess water with a wet vacuum. Allow floor to thoroughly dry.

Spray Buff System

Occasionally, superficial scratches, scuffs and surface mars may require spray buffing. Use a quality Cleaner/Maintainer mixed in the recommended ratio or a spray buff solution for your spray buff after the floor has been thoroughly cleaned and is dry. Always use a 3M white pad on a low RPM machine, turning the pad over regularly to avoid build up on the pad. Methodically work in a constant left to right motion after the area has been mist with the spray buff solution. Never allow the machine to stand while running; keep the machine moving for uniform appearance.

OPTIONAL FLOOR FINISH INITIAL APPLICATION:

Note: Floor finish use is optional for newly installed floors, though they can be used. Use of floor finish may aid in rejuvenating older well trafficked floors. The higher the gloss level the more noticeable will be surface scratches, stains, and subfloor imperfections. Maintaining a high gloss finish requires additional maintenance. In healthcare applications, a high gloss floor can have a negative effect on depth perception for elderly patients. Kahrs Commercial recommends the use of a matte or satin shine when a decision is made to utilize a floor finish.

- Deep scrub the flooring as directed under initial maintenance procedures.
- Thoroughly rinse the floor with clean warm water and allow to air dry.
- Apply 3-4 thin coats of high-quality acrylic floor finish in the gloss level of choice.
- Apply with a clean microfiber flat finish applicator.
- Allow proper drying time between coats based on product application instructions, temperature, and humidity.

SCRUB AND RECOAT:

As needed if floor finish has previously been applied.

- Vacuum or dust mop to remove loose soil and debris.
- Using a rotary scrubber or automatic scrubber do a heavy scrub with a blue scrubbing pad and a double strength of a quality Neutral Floor Cleaner. For more severely soiled floors use a diluted stronger quality General Purpose Floor Cleaner. Alternate method for deep cleaning: Use a Square Scrub floor machine, without the use of chemicals, to remove most old floor polishes then utilize a strong solution of a quality Neutral Floor Cleaner to remove the remaining residue.
- Pick up solution with a wet vacuum.
- Rinse thoroughly with clean water. Pick up excess water with a wet vacuum. Allow floor to thoroughly dry.
- Apply 2-3 thin coats of a quality floor finish of a selected gloss level.

OPERATING ROOMS:

The frequent use of disinfectants in operating rooms will make the use of floor finish impractical.

DO NOT USE PHENOLIC OR QUATERNARY DISINFECTANTS ON ANY FLOOR.

AUTOMATIC SCRUBBERS:

Automatic scrubbers come in walk-behind and ride-on styles with some being compact for hard-to-reach areas around equipment or fixed seating. Auto Scrubbers are efficient, safe, and cost effective delivering substantial time savings compared to the mop and bucket method of floor maintenance. Ergonomic designs of floor machines may reduce user strain resulting in fewer work-related injuries.

MAINTENANCE PRODUCTS GUIDE

Manufacturer	Neutral Cleaner	Cleaner / Maintainer	Heavy Duty Cleaner	Stripper	High Gloss Finish	Low Gloss Finish
Hilway Direct 877-356-6748 Hilway.com	*Neutral Cleaner	*Hilway Direct Plus	*Allsafe Stripper	*Allsafe Stripper	*Floor Finish Gloss	*Floor Finish Matte *Floor Finish Satin
Ecolab 800-5326 Ecolab.com	*HP Neutral		*MAXX HD	*MAXX Stripper	*Polaris	*Laser
Diversey 800-558-2332 Diversey.com	*Stride-Citrus or Fragrance free *EP 64	*Wiwax *Revive *Flooring Emulsion	*GP Forward	*Attac *Bravo *Pro-Strip	*Carefree *Signature *Vectra *Aquaria	*Carefree Matte *Vision Matte
Spartan Chemical 800-8990 Spartanchemical.com	*Damp Mop	*Sun Swept	*Green Solutions All Purpose Cleaner	*LOE Stripper *Green Solutions Finish Remover *Shineline Emulsifier	*iShine *TriLinc *Floor Front *Green Solutions Floor Finish	*Matte Floor Finish
XL North 800-530-2259 Xlnorth.com	*XL All Purpose cleaner	*XL Cleaner Maintainer	*XL All Purpose cleaner	*XL FS Stripper	*XL 25 Finish	*XL Matte Finish
Neverstrip 630-330-1010 Neverstrip.com	*Micron Clean	*Micron Restore	*Micron Pre-Treat	* Pro-Strip	*Vinyl Seal Satin-Gloss* After Buffing	*Vinyl Seal Low Sheen

Maintenance Technical Assistance:

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