

## Resilient Tile Care: Floor Finish Application

There are four primary reasons to apply floor finishes:

- Appearance - A glossy, shiny surface makes any facility more appealing
- Prolonged Flooring Life - Provides a wearing surface to avoid abrasion by dirt
- Safety - Floor finishes generally increase slip resistance
- Sanitation - Moisture-resistant and soil-resistant coating limits bacterial growth.

Floor finish should always be applied in very thin coats. This gives a hard, waterproof finish that will dry rapidly and be clear in color, without streaking. Such a coating will resist dirt and soil rather than absorb it, as is the case when finish is applied too thickly.

When applying finish after completely stripping a floor, 4-5 coats are generally recommended. However, the last couple of coats should be focused more on the traffic lanes, and less on edges and corners. Very high traffic areas such as nurses' stations may require more coats. If you skimp on the number of coats, it will simply result in having to recoat the floor sooner.

The following are general notes pertaining to floor finish application:

- Only use *rayon* mops when applying finish, and never use finish mops for anything else.
- Never use fans to dry floor finish.
- Always allow floors to completely dry before applying the next coat.
- Several thin coats are tremendously better than a few thick coats.
- If applying finish in high humidity, allow more time for the entire process due to increased drying time.
- If any trash is present (hair, pebble, mop string) pick it up before the finish dries.

### **Floor Finish Application: Step By Step Instructions**

1. Line mop bucket with can liner.
2. Pour desired amount of floor finish into bucket.
3. Fully saturate rayon mop with finish and wring until almost dry.
4. Making smooth even strokes, apply thin coat of finish around the edge of the area.
5. With a "figure 8" motion apply finish. Do not go up to wall or edge, simply apply the coat to the point that your first coat ended.
6. Allow floor to completely dry, usually 20 to 30 minutes – longer in high humidity.
7. Repeat application one more time for uniform coverage.
8. For the next couple of coats, do not apply finish too close to the walls and seldom-used areas. Focus coats on higher traffic areas.
9. Apply as many coats as desired.
10. Keep "Wet Floor" signs out to keep people off of finish.
11. Return materials to storage area and clean thoroughly.
12. If planning to do more waxing soon, tie up can liner around mop handle.
13. Do not burnish for at least 48 hours.

### **Equipment Checklist**

- OMEGA PLUS** or **REFLECTION FLOOR FINISH**
- 1 rayon mop (preferably banded, looped-end)
- 1 mop bucket w/wringer (with can liner inside)
- 1-2 "Wet Floor" signs



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## Resilient Tile Care: Floor Scrubbing

Over time, all floor finishes gradually become worn from use. However, this does not necessarily mean that it is time to strip the floors. The area in question must first be carefully evaluated to determine whether it just needs to be scrubbed and top-coated. Stripping is only recommended when floor finish is soiled beyond repair, or when wax has peeled, turned brown, or yellowed. Don't strip because "it's time to strip the floors."

The base coats of finish, if applied properly, are almost always still in good shape. Think of all the extra costs associated with having to completely strip a floor and apply 5 coats of finish. Scrubbing away the top layer of finish, along with soil that has penetrated a little deeper into the finish, is much more cost-effective. Since the base coats are still in place, only 2 or 3 coats of finish need to be applied. Additionally, the furniture in rooms can be left in place so that only the traffic lanes are scrubbed and recoated.

The top layer of finish and the ground-in dirt are removed in two ways during floor scrubbing:

- By the chemical action of the scrubbing solution
- By the physical action of the floor machine as it moves across the floor.

### **Floor Scrubbing: Step By Step Instructions**

1. Move all furniture from the room or area to be scrubbed, if desired. If only scrubbing the traffic areas, move any furniture back just a little to avoid chemical and physical damage.
2. Dust mop the floor. Remove other substances with a putty knife.
3. Prepare the scrubbing solution. Mix 3-6 oz. of **CITRUS SCRUB & SHINE** per gallon of warm water – depending upon amount of soil present. If a floor machine is not going to be used, mix solution at 8-10 oz. per gallon of hot water.
4. Apply scrubbing solution to floor with a mop. Apply solution liberally and have floor uniformly wet. Avoid slopping the baseboard.
5. Allow scrubbing solution a couple of minutes to penetrate into the finish.
6. Use a doodlebug and a blue pad to scrub edges and corners if visible soil is present.
7. Scrub the floor with a low speed (150-175 rpm) floor machine using a blue pad. Scrub area thoroughly, but not excessively. Staying in one place too long may remove too much finish. Alternatively, an automatic scrubber may be used, taking care not to remain in one place too long.
8. Remove floor machine, cords, and pads from area.
9. Pick up soil and cleaning solution with a mop.
10. Rinse the floor very thoroughly.
11. Inspect the floor to be sure that desired level of finish/soil removal was achieved.
12. Return equipment to storage area and clean thoroughly.

### **Equipment Checklist**

- ❑ **CITRUS SCRUB & SHINE**
- ❑ 1 untreated dust mop
- ❑ 2 cotton mops (1 for applying solution & 1 for rinsing floor)
- ❑ 2 mop buckets w/wringers (1 for solution & 1 for rinse water)
- ❑ 1 doodlebug with blue pad
- ❑ 1 floor machine with blue pad
- ❑ 1-2 "Wet Floor" signs



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## Resilient Tile Care: Floor Stripping

Floor stripping can be a time-consuming process that requires going over the floor completely several times. Floor stripping usually takes plenty of water, a good chemical stripper, and lots of effort. Two experienced people, working efficiently in a large, open area with few obstructions, typically can strip about 700 square feet of floor surface per hour. Consequently, floor stripping should be performed when no easier method can get the job done satisfactorily. Whenever floor stripping is done, it is important that it be done correctly.

The old finish and the accompanying accumulation of dirt are removed in three ways during floor stripping:

- By the chemical action of the stripper.
- By the use of hot water to help loosen the finish and dirt.
- By the physical action of the floor machine as it moves across the floor.

### **Floor Stripping: Step By Step Instructions**

1. Remove all the furniture from the room or area to be stripped, if possible.
2. Dust the area or room. This is the time to give the area a good cleaning. Dust down ceilings and walls, and wash baseboards and walls if desired.
3. Dust mop the floor. Remove other substances with a putty knife.
4. Prepare the stripping solution. Mix 1 part of **QUIK FLOOR STRIPPER** to 3.5 parts of hot water. *Do not use more than the recommended dilution level.*
5. Apply stripping solution to floor with a mop. Never use this mop for anything except stripper application. Apply solution liberally and have floor uniformly wet. Avoid slopping the baseboard.
6. Allow stripper time to work - at least 5 minutes (longer if only cold water is available). **DO NOT** allow stripper to dry on floor.
7. Use a doodlebug and a black pad to scrub all edges and corners. Use a putty knife to remove heavy wax buildups on edges and corners.
8. Scrub the floor with a low speed (150-175 rpm) floor machine using a black pad. Take care not to miss any areas with the machine. Once again, **DO NOT** allow the stripper solution to dry on the floor. If it dries, it will re-adhere to the floor. Once it re-adheres, it is even more difficult to remove.
9. Remove floor machine, cords, and pads from area.
10. Pick up soil and cleaning solution with a wet vacuum. If no wet vacuum is available, the solution must be picked up with a mop, making sure that the water is changed very frequently.
11. Rinse the floor very thoroughly.
12. Rinse the floor again until all of the stripper solution has been picked up. A couple of ounces of vinegar may be added to the rinse bucket to help neutralize any stripper that remains.
13. Inspect the floor to uniformity of color and complete finish removal. Any imperfections should be corrected at this time. If the job must be redone later because of imperfections left uncorrected, the work could take hours.
14. Return equipment to storage area and clean thoroughly.

### **Equipment Checklist**

- QUIK FLOOR STRIPPER**
- 1 untreated dust mop
- 2 cotton mops (1 for applying stripper & 1 for rinsing floor)
- 2 mop buckets w/wringers (1 for stripper & 1 for rinse water)
- 1 putty knife
- 1 wet vacuum with attachments
- 1-2 "Wet Floor" signs
- Vinegar (to neutralize stripper)
- 1 doodlebug with black pad
- 1 floor machine with black pad



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