

Flooring Care & Maintenance

This document serves as an introductory guide for the commercial care and maintenance of our products, Hybrid Vinyl Tile (HVT), Hybrid Resilient Carpet (HRC), Acoustical Vinyl Tile (AVT) and Industrial Vinyl Tile (IND). Each individual application may necessitate additional or customized steps to achieve full satisfaction. Begin with the general information provided, then consult the table of contents for detailed product-specific information. If you require a tailored maintenance document for your project or have any questions or concerns, please contact us.



Contents

01

[Recommended Cleaners, Finishes, & Finish Removers](#)
[Recommended Disinfectants](#)

02

[Evo Floors Flooring Maintenance Overview](#)

03

[Commercial Care & Maintenance](#)
[Post- Installation Maintenance](#)
[Daily Maintenance](#)
[Routine Maintenance](#)

04

[Residential / Multi-Family Care & Maintenance](#)
[Post- Installation Maintenance](#)
[Daily Maintenance](#)
[Routine Maintenance](#)

05

[Optional Floor Finishes](#)
[Finish Application](#)
[Finish Removal](#)

06

[Disinfection Overview](#)
[Cleaning for Disinfection](#)
[Disinfecting the Flooring Surface](#)

07

[Flooring Protection](#)

1. RECOMMENDED CLEANERS, FINISHES, & FINISH REMOVERS

- Always use a pH neutral cleanser/solution for daily, routine, or restorative cleanings. A tip is to use a Cleaner/Maintainer for our no-wax flooring to clean and protect your floor from over-soiling between cleanings. We have tested and approve the following products for use with our vinyl flooring.

Excelsior NC-900 Neutral Cleaner is a pH neutral all-purpose cleaner for the post installation and daily cleaning of Resilient flooring products

Diversey Profi Floor Cleaner/Oil & Grease Remover is a solvent and butyl-free floor cleaner is pH neutral for a gentle clean on resilient or rubber flooring. A non-ionic oil and grease remover that is safe to use on resilient surfaces.

Diversey Wiwax Cleaning and Maintenance Solution is a unique blend of detergents, waxes and polymers. This cleaner/maintainer can be used for PVC, rubber, linoleum, asphalt, marble, slate, concrete, quarry tile or terrazzo flooring. Cleans, shines and protects when used on a regular basis and will not yellow.

Hilway Direct Plus / Plus Matte / Plus Gloss is a Floor Finish & Cleaner/Maintainer that cleans but also helps maintain the protective qualities and appearance of the floor finish

Excelsior MF-940 Matte Acrylic Floor Finish is a durable scuff resistance non-reflective matte acrylic floor finish developed for resilient flooring products

Excelsior GF-950 Gloss Acrylic Floor Finish is a durable scuff resistance reflective extended-wear gloss acrylic floor finish developed for resilient flooring products Industry standards for pH neutral cleaners do vary, we consider pH neutral to be within a pH range of 6.5 – 8.0 at time of use with proper dilution per manufacturer's instructions.

Excelsior FR-920 Vinyl Flooring Finish Remover is a highly concentrated finish remover specifically designed to remove topically applied flooring finishes from vinyl resilient flooring products

Some other products that we approve the use of in Residential / Multi-Family applications are: Basic Coatings "Squeaky", Bona "Hardwood Floor Cleaner", XL North "LVT/Wood Floor Cleaner"

2. RECOMMENDED DISINFECTANTS

Resilient Flooring Materials require a disinfectant at or above a pH of 6 and at or below a pH of 10.5 when properly diluted. Products that we are approve of and that fall into this quaternary disinfectant category are: XL North's Vital Oxide, Diversey's Virex II 256 Disinfectant, Eco-Lab's Multi-Purpose Disinfectant Cleaner, Spartan's HDQ Neutral, Spartan's Super HDQ

3. EVO FLOORS FLOORING MAINTENANCE OVERVIEW

The following maintenance recommendations for our vinyl flooring are based on standard production runs and the suggested maintenance chemicals. Please note that there may be some manufacturing variations. Additionally, not all maintenance chemicals within our recommended categories will perform identically. The stage of the construction project and the protection used after installation can also affect the initial condition of the flooring surface. We provide this information to offer guidance and a starting point for maintaining vinyl flooring.

One of the key advantages of using our vinyl flooring products is their durable UV-cured urethane factory finish, which eliminates the need for additional floor finishes, such as waxes, sealers, or other coatings, in your maintenance program. Our vinyl flooring is considered low-maintenance because it doesn't require these extra finishes. However, despite their inherently durable surface, regular daily and routine maintenance is still necessary, along with proper post-installation care, to preserve the appearance of the product.

We define low maintenance as "No Finish Required," meaning there is no need for subsequent removal and reapplication of finishes.

Restoration maintenance becomes necessary when the flooring no longer remains clean or cannot be adequately cleaned using routine or periodic maintenance processes. This typically involves a deep clean or repairing areas with multiple scratches or minor damage.

We recognize that each facility has unique requirements and preferences for its flooring products. If the flooring is in an area that cannot or will not be maintained using a rotary floor machine or auto scrubber, we may recommend applying a site-applied finish.

Always use untreated, new, or thoroughly cleaned mops and pads when conducting daily or routine maintenance. 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 is recommended to prevent slips and falls.

With the following we have seen damage, so we are adding caution regarding these items: **DO NOT** use vacuums that have a beater bar or electric brooms with rigid plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen. **DO NOT** use highly alkaline or acidic cleaners. **DO NOT** use detergents, abrasive cleaners or "mop and shine" type products (such as Bleach, Pine-Sol, Clorox Soft Scrub, Fabuloso, Rejuvenate, Mop & Glo, Mr. Clean, Murphy's Oil Soap, Simple Green, or similar unapproved cleaners), as they will dull the finish and sheen of the flooring material. **DO NOT** use Mineral Spirits, Kerosene, Gasoline, Naphtha and/or other solvents. **DO NOT** use sweeping compounds or cleaning agents containing oils or solvents. **DO NOT** allow excess amounts of water to sit on floor for extended periods of time.

4. INSTALLATION TYPE SPECIFIC CARE & MAINTENANCE

4.1 COMMERCIAL CARE & MAINTENANCE

Post installation maintenance is required to prepare the material for use after the installation process. Ensure that adhesive has cured for recommended period prior to conducting post installation maintenance.

4.1.1 POST INSTALLATION MAINTENANCE

Remove any protective coverings prior to cleaning. Use microfiber mop or vacuum to remove any dirt, dust, or debris.

Dilute a pH Neutral Cleaner or Cleaner/Maintainer with potable water as per the product instructions. Use a clean microfiber pad or string mop to clean spills, dirt buildup and other debris.

If using a low-speed rotary floor machine (175 – 350 RPM), wet scrub the floor using a 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used. Using a pad more abrasive than a red pad may damage the flooring finish.

If using an auto-scrubber, wet scrub the floor using a 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used. Using a pad more abrasive than a red pad may damage the flooring finish.

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 completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

4.1.2 DAILY MAINTENANCE

Use microfiber mop or vacuum flooring to remove any dirt, dust, or debris.

Dilute a pH Neutral Cleaner or Cleaner/Maintainer with potable water as per the product instructions. Use a clean microfiber pad or string mop to clean spills, dirt buildup and other debris.

Rinse area with clean, cool water and allow floor to dry completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

4.1.3 ROUTINE MAINTENANCE

Routine maintenance is seen as something that needs to be done on a regular basis. Routine could be daily, twice a week, weekly, etc. Given that each installation and foot-traffic are different, the frequency of the routine will be determined by the following factors: type of soil or debris, type of facility, location within the facility, and use of the facility. It is likely the routine can and will change depending on factors such as time of year, increased or decreased use, etc.

Use microfiber mop or vacuum flooring to remove any dirt, dust, or debris.

Dilute a pH Neutral Cleaner or Cleaner/Maintainer with potable water as per the product instructions. Use a clean microfiber pad or string mop to clean spills, dirt buildup and other debris.

If using a low-speed rotary floor machine (175 – 350 RPM), wet scrub the floor using a 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used.

If using an auto-scrubber, wet scrub the floor using a Mal-Grit Lite Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used.

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 completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

4.2 RESIDENTIAL / MULTI-FAMILY CARE & MAINTENANCE

Post installation maintenance is required to prepare the material for use after the installation process. Ensure that adhesive has cured for recommended period prior to conducting post installation maintenance.

4.2.1 POST INSTALLATION MAINTENANCE

Remove any protective coverings prior to cleaning. Use microfiber mop or vacuum to remove any dirt, dust, or debris.

Dilute a pH Neutral Cleaner or Cleaner/Maintainer with potable water as per the product instructions. Use a clean microfiber pad or string mop to clean spills, dirt buildup and other debris.

Rinse area with clean, cool water and allow floor to dry completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

4.2.2 DAILY MAINTENANCE

Use microfiber mop or vacuum flooring to remove any dirt, dust, or debris.

Dilute a pH Neutral Cleaner or Cleaner/Maintainer with potable water as per the product instructions. Use a clean microfiber pad or string mop to clean spills, dirt buildup and other debris.

Rinse area with clean, cool water and allow floor to dry completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

4.2.3 ROUTINE MAINTENANCE

Routine maintenance is seen as something that needs to be done on a regular basis. Routine could be daily, twice a week, weekly, etc. Given that each installation is different, the frequency of the routine will be determined by the following factors: type of soil or debris, type of facility, location within the facility, and use of the facility. It is likely the routine can and will change depending on factors such as time of year, increased or decreased use, etc.

Use microfiber mop or vacuum flooring to remove any dirt, dust, or debris.

Dilute a pH Neutral Cleaner or Cleaner/Maintainer with potable water as per the product instructions. Use a clean microfiber pad or string mop to clean spills, dirt buildup and other debris.

Rinse area with clean, cool water and allow floor to dry completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

5. OPTIONAL FLOOR FINISHES

None of our luxury vinyl flooring products require a floor finish. However, it is recommended and may be desired if areas that will not be maintained regularly with either a Rotary Floor Machine or Auto-Scrubber to apply a finish to provide an easier area to maintain.

5.1 FINISH APPLICATION

Our products do not require a finish. If finish must be applied, ensure that post installation maintenance has been conducted prior to applying floor finish. Flooring area must be free of dust, dirt, debris, adhesive or cleaning residues, and any potential contaminants.

Apply Excelsior MF-940 or Excelsior GF-950 per the installation instructions in 3-5 coats. Allow each coat to dry completely before applying additional coats. (If not using MF-940 or GF-950, utilize selected product per the manufacturer's directions).

5.2 FINISH REMOVAL

If a floor finish is applied, it will need to be regularly removed and reapplied, depending on traffic. The extent of removal will depend on the condition of the finish and whether daily maintenance has been performed to protect the finish.

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Use dust mop and vacuum flooring to remove any dirt, dust or debris.

Removal of 1-2 coats of floor finish or preparing to topcoat, mix 16 ounces of Excelsior FR-920 to a gallon of clean, potable water.

Removal of 3-4 coats of floor finish, mix 32 ounces of Excelsior FR-920 to a gallon of clean, potable water.

Removal of 5-6 coats of floor finish, mix 64 ounces of Excelsior FR-920 to a gallon of clean, potable water.

Use a clean mop or pump-up sprayer to apply solution to the area and let stand for 5-10 minutes. Re-apply the solution and allow solution to remain on surface for an additional 5-10 minutes before scrubbing and removing.

If using a handheld deck brush, wet scrub the floor to release the floor finish from the surface.

If using a low-speed rotary floor machine (175 – 350 RPM), wet scrub the floor using a 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used.

If using an auto-scrubber, wet scrub the floor using a 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used.

Use an auto-scrubber, wet vacuum, or clean mop to remove all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry completely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing). To re-apply the selected finish, follow the application section above.

Finish Removal is not an exact science and may take more than one attempt. For further information please contact us.

6. DISINFECTION OVERVIEW

During this period of heightened awareness about surface disinfection, we want to provide the latest information on disinfecting our flooring materials. According to the CDC, flooring is classified as a NONCRITICAL environmental surface in healthcare environments due to minimal skin contact. This classification requires only Low-Level Disinfection. We believe that all areas with resilient flooring products should be treated similarly if users wish to disinfect.

Although flooring is a noncritical surface, low-level disinfection requires that cleaning be performed before any disinfection process. Therefore, cleaning and disinfecting should be treated as two distinct steps within a comprehensive maintenance program. We recommend tailoring this program to meet your facility's specific needs. All chemicals, equipment, and processes must be safe for use on the flooring products while also meeting cleaning and disinfection standards.

To achieve optimal results when disinfecting our floor coverings, please follow the guidelines below.

6.1 CLEANING THE FLOORING SURFACE FOR DISINFECTION

As defined by the CDC, cleaning removes germs, dirt, and impurities from surfaces or objects. This is achieved by using soap (or detergent) and water to physically remove germs from surfaces. While this process does not necessarily kill germs, it reduces their numbers and lowers the risk of spreading infection.

Follow the existing guidelines published in the flooring material's care and maintenance manual. For resilient flooring materials, a high-quality, pH-neutral cleaner is always recommended, although other chemicals may be suitable in certain circumstances. If you encounter a situation that requires a different approach or if the current method is not working effectively, please contact us.

Always adhere to the chemical manufacturer's recommendations regarding dilution ratios, and ensure that the cleaning solution does not dry on the surface during the process. Remove the resulting slurry using a wet vacuum or autoscrubbing machine, and thoroughly rinse the flooring with clean, fresh water.

Failure to follow these guidelines will render the disinfection process less effective, as organic and/or inorganic materials left on the surface will interfere. Proper cleaning decreases microbial counts, making the disinfection process more efficient.

6.2 DISINFECTING THE FLOORING SURFACE

As defined by the CDC, disinfecting kills germs on surfaces or objects by using chemicals specifically formulated for this purpose. Unlike cleaning, which removes dirt and germs, disinfecting focuses on eliminating germs to reduce the risk of infection spread.

After the flooring material has been thoroughly cleaned and allowed to completely dry, you can proceed with the disinfection process. Apply an EPA Registered Disinfectant following the guidelines provided by the manufacturer of the disinfectant.

Allow the disinfectant solution to remain on the surface for the recommended duration, which depends on the specific bacteria or virus targeted. Ensure thorough rinsing to remove all traces of the disinfectant from the flooring material, and allow the floor to air dry completely. Residual chemicals left behind can potentially soften materials, cause damage, or leave a film that leads to scuffing.

When selecting a disinfectant for use on your flooring materials, choose a high-quality, reputable product to ensure effectiveness and safety. Always follow the instructions and dilution ratios specified by the chemical manufacturer to prevent any damage to the flooring materials. We have provided a list of recommended disinfectants for use with our products above.

If you opt to use a disinfectant not included in our recommended list, perform testing beforehand using attic stock or material in a non-exposed area to assess potential damage to the flooring. Please note that any damage resulting from the use of an unapproved disinfectant will not be covered under the product warranty.

[Back to Contents](#)

7. FLOORING PROTECTION

Avoid sliding or dragging pallets or heavy equipment across the flooring. When moving appliances or heavy furniture, use temporary floor protection to prevent scuffing and tearing.

Ensure that all furniture, fixtures, and moving equipment casters are made of soft materials with a contact point of at least 1 inch in width to minimize indentation and flooring damage.

Install resilient flooring chair pads under all rolling chairs or seating to protect the floor covering.

Equip fixed furniture legs with permanent felt or soft rubber floor protectors on all contact points to reduce indentation. Each floor protector should have a flat contact point of at least 1 square inch or a 1-inch diameter, covering the entire bottom surface of the furniture leg.

Regularly clean furniture casters and chair legs to remove dirt and debris. Ensure no dirt or debris accumulates or embeds in casters or floor protectors.

Replace chair casters and floor protectors at regular intervals, especially if they are damaged or heavily soiled.

Place walk-off mats at outside entrances with non-staining backs to prevent discoloration. Walk-off mats provide crucial protection and help reduce soil and debris levels within the facility. Opting not to use them may increase the difficulty of maintenance significantly.