Vinyl Commercial Tile Use and Care Guide

Armstrong commercial vinyl composition tile is coated with the Fast Start Factory Finish. Fortunately the Fast Start Factory Finish makes initial maintenance quick and easy and does **not** require removal after installation. It is compatible with commercial floor polishes such as Armstrong S-480 Floor Polish and reduces the need to strip the tile. BioBased Tile requires polishing for protection, ease of maintenance and an attractive overall appearance.

All resilient floor coverings require maintenance. How frequently the floors must be maintained depends largely on the factors described below. Following regular and well-planned maintenance programs protects the floor by reducing wear, preserves the floor's attractive appearance and ultimately increases its service life.

How to Determine Your Maintenance Program

Before establishing a maintenance program, there are a number of factors which must be considered in order to determine the most appropriate, cost-effective methods to use. It is critical that the maintenance methods for each floor and area be chosen only after careful evaluation and regard to the following:

Type of Flooring
It is important to know the type of floor before cleaning. Rubber or linoleum could be confused with vinyl or luxury vinyl tile (LVT) confused with wood or laminate.

Resources/Equipment/Chemicals/Personnel/Budget
Are well-trained maintenance personnel available?
Are the appropriate pieces of equipment (scrubbers, buffers, mops, pads, etc.) available?
Are the appropriate chemicals available?
What is the budget?

End-User's Expectations
What is the desired gloss (high or low gloss)?
What is considered an acceptable level of appearance by the owner, customers, staff or end-user?

Type of Facility & Location of Flooring
Entryways, lobbies and pivot-point areas may require more protection and more frequent cleaning than lower traffic areas in other parts or upper levels of the building.

Volume and Type of Traffic and Soil
For instance, traffic types and volumes in entryways and corridors will vary greatly from those found at nurses' stations or in examination rooms. Dirt and grit carried in from outside can differ significantly from the soils and chemical spills found in a laboratory or emergency room.

Special Traffic/Footwear
Areas subjected to frequent rolling loads provide a different environment than a children's play area or corridor in an elementary school.

Color/Design of Flooring
Color and pattern can have a significant impact on a floor's appearance and when properly chosen, may help mask soiling and staining. Mid-tones are better choices than light or dark colors. Busier/high contrast patterns will hide better than solid/monolithic ones.

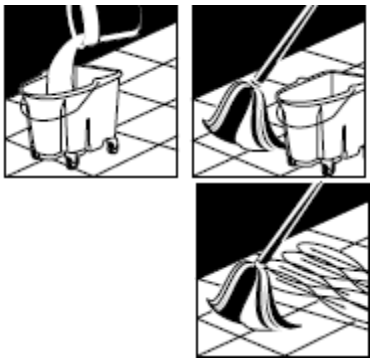
For Best Results:

- When performing wet maintenance always use proper signage and prohibit traffic until the floor is completely dry.
- Do not wet wash, machine scrub, or strip the floor for at least 4 days after installation. This is to prevent excess moisture from interfering with the adhesive bond.
- The use of aggressive strippers such as mop-on/mop-off, no-scrub and no-rinse strippers is not recommended on tile floors less than two years old because they may affect the adhesive bond.
- Do not use excessive amounts of liquid during maintenance.
- Do not use brown or black pads, equivalent brushes or stiff-bristled, highly abrasive brushes on Armstrong resilient flooring.
- If it becomes necessary to move any heavy fixtures or appliances over the flooring on casters or dollies, the flooring should be protected with 1/4" or thicker plywood, hardboard, or other underlayment panels. If other on-site work is continuing, consider using a protective covering such as plain, undyed Kraft paper to guard against damage to the new floor.

A. Initial Maintenance - Immediately After Installation

1. Sweep, dust mop or vacuum the floor thoroughly to remove all loose dust, dirt, grit and debris.

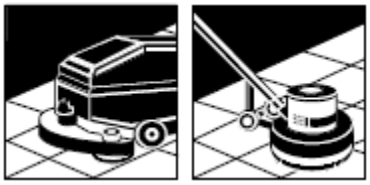
2. Remove any dried adhesive residue with a clean, white cloth dampened with mineral spirits, carefully following warnings on the container.



3. Damp mop the floor with a properly diluted neutral (pH 6 to 8) detergent solutions such as Armstrong S-485 Commercial Floor Cleaner.

4. Apply two coats of a high-quality commercial floor polish such as Armstrong S-480 Commercial Floor Polish. The use of a high-quality stain-resistant sealer such as Armstrong S-495 Commercial Floor Sealer beneath the polish should be considered in areas of high traffic, high soil load and areas where staining potential is high.

A. Initial Maintenance - Preparation for Commercial Traffic



1. Machine scrub the floor with a properly diluted neutral detergent solution such as Armstrong S-485 Commercial Floor Cleaner and a scrubbing pad
(3M blue/green or equal), or equivalent brushes. If the floor is badly soiled and/or scratched, strip it using the same procedure but substituting a properly diluted high

quality commercial floor stripper recommended for use on vinyl or vct .
NOTE: The use of aggressive strippers such as mop-on/mop-off, no-scrub and no-rinse strippers is not recommended on tile floors less than two years old because they may affect the adhesive bond.

2. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow it to dry completely.

3. Apply 3 to 5 coats of high-quality commercial floor polish such as Armstrong S-480 Commercial Floor Polish. If the floor has been stripped, the application of a stain resistant sealer such as Armstrong S-495 Commercial Floor Sealer, prior to the application of polish, is recommended in areas that will be exposed to heavy traffic and/or staining agents.

B. Daily/Regular Maintenance

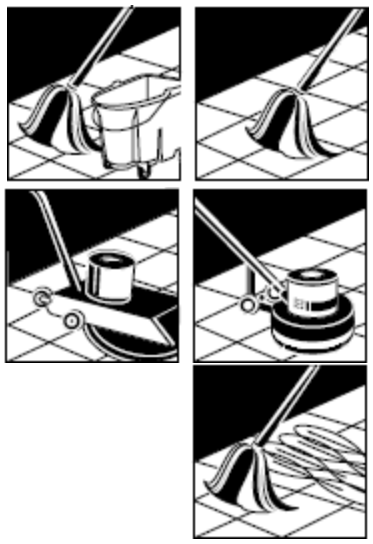
1. Sweep, dust mop or vacuum the floor daily to remove dust, dirt, grit and debris that can damage the floor and become ground into the surface.

2. Spot mop as needed. Any spills should be cleaned up immediately.

3. Damp mopping of the floor should be performed on a regular or daily basis depending upon traffic and soil levels in the space. Use a properly diluted neutral detergent solution such as Armstrong S-485 Commercial Floor Cleaner.

C. Periodic Maintenance

1. When needed, machine scrub the floor with a properly diluted neutral detergent solution such as Armstrong S-485 Commercial Floor Cleaner and the appropriate scrubbing pad (red for light scrub, blue/green for a deep scrub) or equivalent brushes.



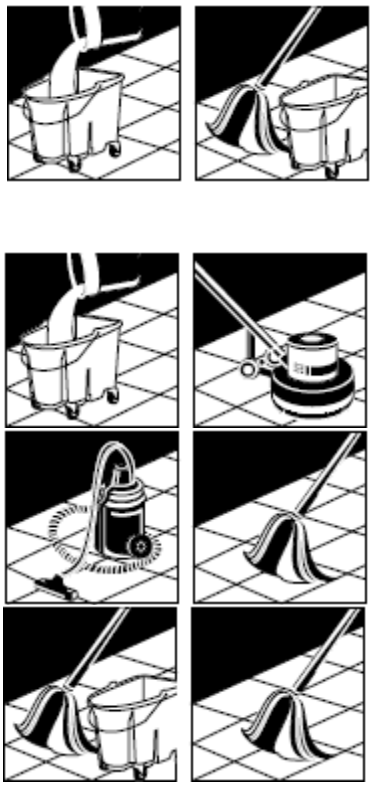
2. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow it to dry completely.

3. If there is sufficient (3 to 5 coats) polish remaining on the floor, buff, spray buff or burnish to restore gloss.

4. If needed, additional coats of floor polish may be applied at this time.

D. Restorative Maintenance - Stripping

NOTE: The use of aggressive strippers such as mop-on/mop-off, no-scrub and no-rinse strippers is not recommended on tile floors less than two years old because they may affect the adhesive bond.



1. Mix stripping solution to the appropriate dilution, depending on floor finish build-up. Blockade areas to be stripped. Apply liberal amounts of solution uniformly on floor with mop. Let stripping solution soak for the appropriate amount of time recommended by the stripper manufacturer. Keep areas to be stripped wet. Rewet if necessary.
2. Machine scrub the floor (300 rpm or less) with a scrubbing pad (3M blue or equal) or equivalent scrub brush to break up the polish film. **Do not allow stripping solution to dry on the floor.**

3. Remove dirty stripping solution with a wet vacuum or mop. **TIP: Drizzling fresh, clean rinse water onto the dirty stripping solution will assist with more thorough removal.**

4. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow it to dry completely.

5. Apply 3 to 5 coats of high-quality commercial floor polish such as Armstrong S-480 Commercial Floor Polish. The use of a high-quality stain-resistant sealer such as S-495 Commercial Floor Sealer beneath the polish should be considered in areas of high traffic, high soil load and areas where staining potential is high.

Special Considerations

FEATURE TILE™: Feature Tile, like solid-colored floors of any composition, shows scratches and soiling more readily than patterned materials. They have been designed for use as decorative bands, borders and spot accent colors in combination with other Armstrong 1/8″ Standard EXCELON® and EXCELON® Tile. Feature Tile is not suitable for us as an overall floor color and is not recommended for this use. When first installed, the plain-colored surface may reveal a light dusty or powdery film and some directional surface markings. These are common to the production of this type of product, but the markings will be eliminated with regular cleaning and polishing, and they will not affect the performance of the floor.

STONETEX®: Although Stonetex presents a monolithic or solid-colored image, the speckled pattern enables it to look better longer than Feature Tile or other non-patterned vinyl composition tile. Stonetex may require more frequent maintenance than a typical vinyl composition tile with a more prominent pattern.