

Mats Inc. Maintenance Instructions for Panorama Tile

These instructions supersede any verbal or written instructions from Mats Inc. representatives and must be followed in order for the warranty to be in effect.

Preventative Maintenance:

Entrance matting: Because 90% of all dirt in a building comes in on footwear, Mats Inc. recommends installing and maintaining entrance matting (preferably permanently installed) at all outdoor entrances (20-30 linear feet for major entrances; less for infrequently used entrances). Doing this will improve indoor air quality, reduce flooring maintenance costs, and lengthen the life of your interior floors.

Window coverings are recommended to protect interior finishes from possible damage due to direct sunlight.

Minimize possible floor damage from furniture by using the proper glides, casters and/or floor protectors. Prevent damage from wheeled furniture, appliances, dollies, pallet jacks and etc by using wheels or casters that are appropriate for the load being carried.

Be sure all furniture, appliances, fixtures and equipment are leveled, with protective glides or casters on the bottom. The contact area of the glides or casters should be large enough to distribute the load — the larger the better! Make sure casters or glides are smooth, flat and manufactured of non-staining material.

If water soluble or releasable adhesive has been used to install the floor, these maintenance guidelines may not apply. Contact the adhesive manufacturer for specific guidelines for recycled rubber flooring.

Dry Maintenance

Regular sweeping or vacuuming will keep loose dirt and grit from the floor. The frequency of this procedure will depend on the soil load on the floor, but for commercial applications at least once a day is recommended.

Wet Maintenance

Vacuuming then damp mopping with little to no detergent is recommended. Change water frequently. NOTE: Products containing solvents and acids will attack the composite structure of the flooring and cause deterioration. Sealants, waxes, etc. can alter the surface characteristics and appearance of the flooring.

Actions not to take: To ensure the long life and beautiful appearance of your floor,

- Do not use or drag furniture with sharp edges (for example, desks, shelving units, and cubicle assemblies). Furniture should be fitted with stainless steel or Teflon pads.
- Do not use soft chair caster wheels on office chairs. Wheels must be hard (polyamide, not polyurethane) so that they will roll easily, preventing unnecessary wear and tear on the flooring.
- Do not drag furniture across the floor. During a move-in day, floor protection should be used to prevent damage from movers, dropped furniture, or soiling from dirty moving equipment.
- Do not use acetone, strong alkaline cleaning agents, scouring powder, strong solvents, or abrasive cleaning pads, as these can damage the floor. When wet cleaning, use only clean warm water without cleaning agents. Only use cleaning agents in specific cases. Any cleaning agent used must be pH neutral (pH of 7 to 8). Always use a minimal dose of the cleaner.
- Do not use certain materials (for example in rubber feet, rubber mat, shopping carts) if they will be in contact with the floor for a long time, as they can cause discoloration that cannot be removed.

Floor finishes

Depending on traffic conditions, available personnel, equipment and desired gloss level, there are a number of options for maintaining Panorama Tile flooring. Sealer is recommended for installations with high foot traffic conditions such as retail or office environments. Tiles with a predominance of light colored EPDM will be easier to maintain if sealer is applied. Please contact your sales representative for suitability.

A. NON-SEALED FLOORS

In certain types of applications it is possible to maintain Panorama Tile® flooring without the use of floor finish.

Light traffic areas or moderate traffic areas with aggressive cleaning and entrance mat programs are potential floors for a “non-coated” system.

Initial Cleaning (after installation)

1. When installation is complete and the adhesive has fully cured for at least 72 hours, sweep the floor to remove any debris, then dry vacuum thoroughly to remove all dust and dirt. **This is the single most important maintenance activity for preserving the floor’s appearance and performance – and typically the most overlooked and omitted.**
2. Damp mop the entire floor using a sponge mop and very little water.
3. Detergent is not necessary but a mild detergent can be used.
4. Change the water frequently.
5. Post “wet floor” signs.
6. Prohibit foot traffic on flooring until area is dry.

Daily Cleaning

1. Dry vacuum floor thoroughly
2. Damp mop with mild detergent
3. Post “wet floor” signs.
4. Prohibit foot traffic on flooring until area is dry.

Deep Cleaning

1. For the removal of stubborn dirt, use a neutral cleaner and follow manufacturer’s instructions. Most cleaners are sold as concentrates that are mixed with water. Do not add more cleaner than is recommended. Follow label instructions for the proper dilution ratio.
2. Mix mild detergent with water.
3. Use a string mop to dampen floor.
4. Allowing the solution to stand for a short time (approximately 10 minutes).
5. Scrub the floor thoroughly using a soft scrubbing pad, or using an auto scrubber with soft brush. The ideal machine to use is one that combines vacuuming, washing, rinsing and drying (Rotowash by Whittaker or Taski Combiplus).
6. Use clear water to rinse; change rinse water frequently.
7. Rinse floor thoroughly and allow to dry completely.
8. Prohibit foot traffic on flooring until area is dry.

B. SEALED FLOORS

It is strongly recommended to seal Panorama Tile flooring in high foot traffic applications.

Initial Cleaning (after installation)

1. When installation is complete and the adhesive has fully cured for at least 72 hours, sweep the floor to remove any debris, then dry vacuum thoroughly to remove all dust and dirt. **This is the single most important maintenance activity for preserving the floor’s appearance and performance – and typically the most overlooked and omitted.**
2. Damp mop the entire floor using a sponge mop and very little water.
3. Detergent is not necessary but a mild detergent can be used.
4. Change the water frequently.
5. Post “wet floor” signs.
6. Prohibit foot traffic on flooring until area is dry.

Daily Cleaning

1. Dry vacuum floor; or
2. Use auto scrubber or wet mop floor with Taski Combiplus or Diversey Wiwax ^{TM/MC}.
3. Post “wet floor” signs.
4. Prohibit foot traffic on flooring until flooring is completely dry.

Deep Cleaning

1. Dry vacuum the floor thoroughly.
2. Wet scrub the floor with Diversey Profi^{TM/MC} Floor Cleaner and Grease Remover (4 oz/gal). This application is done with an auto scrubber or buffer and wet vacuums. Use Diversey purple pad for scrubbing the floor.
3. Allow solution to remain on the floor for 5 minutes.
4. Wet vacuum the soiled solution. Rinse and allow to dry (1 – 2 hours).
5. Apply 1 – 2 thin coats of Diversey Carefree® Matte Floor Finish using wet buffing with soft nylon brush.
6. To remove scuff marks from heavy foot traffic use spray frequently or dry buff with a mint or white pad.
7. For spray buffing, use Diversey Wiwax^{TM/MC} Cleaning & Maintenance Emulsion diluted 50/50 with water.
8. Post “wet floor” signs.
9. Prohibit foot traffic on flooring until area is dry.

Sealer Application Instructions

1. Sweep the floor.
2. Dry vacuum to ensure all dirt is removed. A high suction vacuum is recommended to pick up dust and fine soil.
3. Wet scrub the floor with Diversey Profi^{TM/MC} Floor Cleaner and Grease Remover cleaner (6 – 8 oz/gal of water) using a buffer or auto scrubber with a Diversey contact pad (purple) or soft nylon brush.
4. Wet vacuum soiled solution, rinse and allow to dry thoroughly (6 – 8 hours).
5. Apply 3 thin coats of Diversey Carefree® Matte Floor Finish using a synthetic wax mop.
6. Allow to dry between each coat.
7. While the finish is wet, buff the floor with a floor buffer (150 – 300 rpm) and soft nylon brush. Post “wet floor” signs.
8. Prohibit foot traffic for a MINIMUM of 2 hours after treatment. The time may vary due to temperature and humidity.

Reapplication: The frequency for reapplying sealer will vary based on the application and end user preferences. To reapply, follow steps 1 – 8 above.