Maintenance

At Engineered Floors LLC, we believe that clean floors are important. Therefore, it is the intent of this document to provide information that will keep your Kinetex® textile composite flooring looking its best.

The following information is not intended to cover every building's requirement or situation. It is therefore necessary for trained personnel to evaluate this information and implement proper maintenance procedures that will work for your individual space.

A higher overall appearance level is best achieved by a scheduled approach to maintenance.The maintenance of your Kinetex textile composite flooring is not complicated. There are four separate flooring maintenance categories: Preventive, Daily, Interim and Restorative. Each category is dependent upon the other. Therefore, it is important that your maintenance plan includes all categories.

Your Kinetex maintenance program is the key to protecting your investment and keeping your floor looking great now and for the future.

I. Preventive Maintenance

Entrance Material

85% of soil accumulation on the floor is introduced into the building from foot traffic. Viable walk-off solutions (mats, imbedded material or walk-off tile) at all entrances or transitions from areas prone to collection of soil and debris are recommended to trap and hold soil before it is tracked into the interior floor surfaces. At least 15 feet of clean walk-off product is recommended. *Note: Maintain / change out walk-off material frequently.*

II. Daily Maintenance

A. Vacuuming

The most important component in any floor covering maintenance program is vacuuming for removal of particulate granular and silica soil particles. Engineered Floors, LLC recommends a commercially rated vacuum with the minimum following features: upright, dual motor, top loading, rotating brush bars and HEPA filtration. Slow overlapping passes with a proper vacuum used daily removes dry gritty soil that accumulates, therefore, preventing diminished aesthetic quality of the flooring. Also, soil accumulation can abrade face fibers. CRI SOA Certified Vacuums: Walk behind models Gold Level: Edmar Corp – Bissell Commercial BGCC28, Mastercraft USA SV24OP, Mastercraft USA PM wide area vacuum. Silver Level: Advance by Nilfisk Carpet Triever Model 56330020, Bronze level: Tornado – Div. of Tacony Corp – CK3030 Wave Model: 93039, Karcher North America, Inc. – CV 66/2 Model: 1.012-588.0, Tennant Company – Tennant V-WA-30 model 1068029, Tacony Corp. – Power Flight Wide Area Vacuum Model: PF2030.

B. Spot and Stain removal

Before you begin thoroughly vacuum all loose soil.

1. For food and beverage spots: use a Whittaker Crystal Spotter/Roamer.
2. General Spotting: Whittaker Oil and Grease Spot Remover, Bridgepoint Avenge.
3. Protein/alkaline spots: (blood, dairy, coffee, red wine): Bridgepoint Protein Spotter.
4. Acid or Tannin spots: Hydramaster UPS for acid/tannin spots.
5. Solvent-based spots (grease, paint, etc.): Bridgeport Solvent Clean or Spot Shot®

Use a terry towel, microfiber cloth or soft bristle brush, agitate, blot and rinse by using water and damp towel or "mini" extractor (US Products Triple Play Spotter or Bissell SpotBot) to thoroughly rinse. NOTE: DO NOT USE DRY COMPOUND CHEMISTRY WITH KINETEX.

C. Biological Contaminants

- Remove (scrape, blot) any excess soiling material. Apply CRI approved spotter with a brush then extract with a portable extractor (US Products Triple Play Spotter, Bissell SpotBot).

- Ideally, spots and stains should be removed immediately. Some food dyes and liquids left on Kinetex are capable of producing permanent stains. Without fail, all spots, spills gums and stains must be removed daily.

- Pretest all cleaning agents using a scrap piece of Kinetex or in an inconspicuous area. Allow the test area to dry. If there is any color change, do not continue. Pretest until a safe and effective cleaning agent is obtained.

- Liquid spills – blot thoroughly with white cotton towel or use a "mini" extractor to remove spills. Wicking action may cause soaked or untreated spills to recur during routine extraction cleaning.

- Dry stains – gently break up dry soil with a spoon followed by vacuuming. Moisten the area with a pre-tested spotter. Gently agitate the area using a clean white towel. Repeat these steps until the spot is removed.

To Sanitize Kinetex:

Test for colorfastness in an inconspicuous area. Kinetex should be free of excessive soil before applying. Use dilute or full s trength as instructed by sanitizer. Apply at a rate of 2.5 oz per square foot. Sanitizer MUST come into contact with contaminant to work. Allow to dwell for 10 minutes. Do not rinse! Use an extraction wand and dry stroke Kinetex to remove excess moisture. Kinetex can air dry or fans may be used if floor needs to dry faster.

• For Applied Pattern Products

Recommended Sanitizers: Vital Oxide by Vital Solutions (www.vitaloxide.com) is a CRI approved and EPA registered hospital sanitizer; effectively sanitizing Kinetex at 99.9% when used as directed. Alternative - 3% hydrogen peroxide. **NOTE: BLEACH CANNOT BE USED TO SANITIZE APPLIED PATTERN KINETEX PRODUCTS.**

• For Non Applied Pattern Products

Recommended Sanitizers: Sanitize with a 5% bleach and 95% water solution. Alternatives - Vital Oxide antimicrobial sanitizer or 3% hydrogen peroxide. Fully extract once the Kinetex is sanitized.

E. Scuff Marks

Scuff marks are not uncommon and may appear on Kinetex as with any floor covering. These can be caused from grease, oil mud, dirt, shoe polish or friction from rubber soled shoes. The scuff marks may appear as dark brown or gray marks requiring either the spot cleaning process as previously described or cleaning solvents to effectively remove. Brush the area using a soft bristle hand brush, Whittaker Low Moisture trio dual brush machine or equivalent.

III. Interim Maintenance

Low Moisture Encapsulation Cleaning

Entrances, heavy traffic areas, food and beverage areas and corridors should be properly cleaned at regular scheduled intervals. Whittaker's LOMAC® Encapsulate System is highly effective toward maintaining Kinetex appearance. This interim maintenance system features quick dry times and high productivity levels. This provides for the space to be returned to service quickly. These systems are also excellent for routine spot cleaning and scuff mark removal.

NOTE: DO NOT USE DRY COMPOUND CHEMISTRY WITH KINETEX. SPIN BONNET VOIDS WARRANTY.

IV. Restorative Maintenance

The final part of a soft surface flooring maintenance system is deep cleaning using hot water extraction (HWE). This method of deep cleaning equipment may be either truck mounted or portable. Brands are Bane Clene, Tenant, US Products or any machine which has earned the CRI Seal of Approval.

First thoroughly vacuum the Kinetex followed by an application of an extraction pre-spray, allow for specified dwell time (approximately 10 min), extract. For heavy soiling, using a CRB (counter rotating brush machine) agitate applied pre-spray onto the Kinetex prior to wet extraction. If possible, extract Kinetex on a diagonal. Post spot any remaining stains after extraction.

- Air movers will greatly reduce dry times; allow to dry 3 to 4 hours before returning Kinetex to service.
- HVAC should be in constant operation.

NOTE: DO NOT USE DRY COMPOUND CHEMISTRY WITH KINETEX.

Frequency Chart

Traffic/Soil	Light	Moderate	Heavy
Vacuum	One to three times weekly	Daily	One to three times daily
Spot Check/Clean	Daily	Daily	Daily
Interim Maintenance	Every 3–6 months	Every three months	Monthly
Restorative Maintenance	Annually	Every six months	Every 90 days

RESOURCE LIST

Institute of Inspection Cleaning and Restoration Certification (IICRC) Referral System for Certified Firms, 800.835.4624, www.iicrc.org

• Vacuum Cleaners, Spot Cleaners and Cleaning Systems that are laboratory tested and approved by the Carpet and Rug Institute's Seal of Approval, www.carpet-rug.org.

Restorative Cleaning chemistry:
Bridgepoint Flex Powder with Citrus Solv or Bridgepoint Flex Traffic Lane Cleaner as a pre-spray. Rinse with Bridgepoint Flex Ice Powdered Neutralizing Extraction Rinse.
Deep Cleaning: Bridgepoint Systems Carpet Cleaning Pre-Spray Zone Perfect as the pre-spray. Rinse with Bridgepoint Systems Extraction Rinse End Zone.
Whittaker System: Crystal Extract or Crystal Quick Retore as the pre-spray. Rinse or neutralize with fresh water.

Restorative Cleaning Equipment (self contained walk behind systems)

Walk Behind Extractors: CRI SOA Certified Deep Cleaning Systems
Gold Level: Advance ES300ST System, Advance ES 300XP System, Advance ES400XLP 18" System.
Clarke EX40 16ST System, Clarke EX40 18LX System
Silver Level: Nobles Industries: Nobles SpeedEX System, Nobles Strive – Ready Space, Nobles Strive Compact
Tennant Co. – Tennant E5 System, Tennant R1610 – Ready Space, Tennant R3 Ready Space
Bronze Level: Advance by Nilfisk – Aqua Plus – Restorative mode, Clarke Track L24 – Restorative,
Advance by Nilfisk – ES400XLP.

NOTE: DO NOT USE DRY COMPOUND CHEMISTRY WITH KINETEX.

J+J Flooring products: J+J Flooring Customer Relations Department at 800-241-4586
EF Contract products: EF Contract Customer Relations Department at 800-451-1250