

Abode® Heterogeneous Sheet Flooring

Following are guidelines for maintaining Armstrong Flooring's Abode Heterogeneous Sheet Flooring. They are based on general experience using established methods and cleaning materials. It is important that these guidelines are read carefully.

Ultimately, local site conditions will determine what specific maintenance procedures and frequencies are needed. It is the responsibility of the maintenance provider to establish the maintenance program(s) that meet the demands of the space(s) and needs of the facility.

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/Tailor A 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:

- **End User's Expectations**
What is considered an acceptable level of appearance by the owner, customers, staff or end-user? What is the desired gloss (high or low gloss)?
- **Type of Facility & Location of Flooring**
Entryways, lobbies, classrooms, checkout lines and pivot-point areas may require more frequent cleaning than lower traffic areas in other parts or upper levels of the building.
- **Volume and Type of Traffic and Soil**
Traffic types and volumes in entryways and corridors will vary greatly from those found in classrooms and checkout lines. Dirt and grit carried in from the outside can differ significantly from the soils and chemical spills found in a laboratory or emergency room.
- **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.
- **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?
- **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.

Maintenance Recommendations for Resilient Flooring

Preventive Care and Maintenance

Controlling grit and soil is crucial to prolonging the attractive appearance of any floor. Grit or soil is any material—including dirt, stones, sand and clay—that is deposited onto the floor by normal commercial traffic. The best way to control grit is by using appropriate and well-maintained walk-off mats. Studies over the years have shown that properly installed and properly maintained entrance matting systems significantly reduce the amount of soil and water tracked into the building. Less soil means reduced wear, longer appearance retention, increased service life and reduced maintenance costs.

Recommended walk-off mats should:

- Have a high-friction, open surface design to knock grit particles from the bottoms of shoes and then trap the particles.
- Be used at every entrance, inside and outside, should be at least as wide as the doorway and 8' to 12' long.
- Have a backing that won't stain the floor.
- Be cleaned regularly, vacuumed, shaken and/or hosed off frequently.

While walk-off mats will retain a substantial amount of this grit and soil, some will still find its way into the building. Regular vacuuming, sweeping and dust-mopping will help to further control this type of grit.

Furniture Rests (feet, glides, casters, etc.)

Proper selection and care of furniture rests is important in the maintenance and appearance retention of all types of floor coverings. Following are some guidelines to consider:

- The contact area should be large enough to distribute the load evenly without damaging the floor.
- The contact area should be smooth and flat to provide full contact and free of small protrusions, irregularities, roughness, depressions, mold lines, embedded dirt, and grit, etc.
- All edges should be slightly rounded to prevent damage if briefly turned on edge.
- Rests should be manufactured from non-staining materials.
- Rests should be properly maintained. Worn, damaged and missing furniture rests should be replaced.

Furniture, appliances, equipment, etc., should be properly leveled so that all rests are fully and firmly on the floor at all times.

Maintenance Recommendations for Abode® Heterogeneous Sheet Flooring

Armstrong Flooring’s Abode Heterogeneous Sheet Flooring is designed to be maintained by traditional residential and light-commercial resilient flooring maintenance options. These maintenance procedures are listed below. Select the maintenance procedure for your installation only after careful consideration as to its residential or light commercial end-use application. Following are some examples of end-use applications and their recommended maintenance procedures.

Market	Application	Recommended Maintenance Procedures
Military Housing & Assisted Living	Kitchens Bathrooms Residence Rooms Activity Rooms Group Dining Areas Corridors	Residential or Commercial Residential or Commercial Residential or Commercial Commercial Commercial Commercial
Hospitality	Guest Rooms Guest Bathrooms	Residential or Commercial Residential or Commercial
Light Commercial	Doctor/ Dentist Office Beauty Salon/ Barber Shop Daycare Areas	Commercial Commercial Commercial

Residential Maintenance Procedures

Take a few minutes to review some very important information that will help assure a longer, more attractive life for your floor.

For Best Results:

- Do not use detergents, abrasive cleaners or “mop and shine” products as they may leave a dull film on your floor.
- Do not use paste wax or solvent-based polishes.
- Do not use a beater bar when vacuuming because it can damage the floor surface.
- Do not use highly abrasive scrubbing tools.
- Do not wash, scrub or strip the floor for at least 5 days after installation. This prevents excess moisture from interfering with the adhesive bond and/or seam treatments.
- 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.
- Use floor protectors on furniture to reduce indentation. As a general rule of thumb, the heavier the item, the wider the floor protector needed.
- Rolling casters can damage the floor, therefore, we do not recommend them. If you choose to use them, the double wheel types are the best option.
- Place a walk-off mat at outside entrances to reduce the amount of dirt brought into your home. We do not recommend the use of rubber- or latex backed mats because the chemical (antioxidant) used to keep the backing from becoming brittle can permanently stain your floor. We suggest a non-staining, vinyl-backed mat or a woven rug that is colorfast. Most of these products are identified “colorfast” by the manufacturer. All Armstrong Flooring floor care products have been specifically developed to care for Armstrong Flooring floor products. You may purchase Armstrong Flooring floor care products at your local flooring retailer.

Maintenance Recommendations for Resilient Flooring

A. Initial Maintenance – Immediately After Installation

1. Protect the sealed seams on your flooring for 8 hours after installation. This will ensure the proper seam bond. If your seams are disturbed before they're dry, permanent damage may result.
2. Sweep, dust mop or vacuum thoroughly to remove all loose dust, dirt, grit and debris.
3. Remove any dried adhesive residue with a clean, white cloth dampened with mineral spirits, carefully following warnings on container.
4. Damp mop with a properly diluted detergent solution, such as Armstrong Flooring Once 'n Done Resilient & Ceramic Floor Cleaner.

B. Daily / Regular Maintenance

1. Sweep, dust mop or vacuum thoroughly to remove all loose dust, dirt, grit and debris. When vacuuming, use a non-powered wand attachment to avoid damaging the floor's surface.
2. Wipe up spills as soon as possible. Remove dried spills with Armstrong Flooring New Beginning Resilient Deep Cleaning Floor Stripper on a clean, white cloth.
3. Wash the floor regularly with properly diluted Armstrong Flooring Once 'n Done Resilient & Ceramic Floor Cleaner.
4. Use Armstrong Flooring New Beginning Resilient Deep Cleaning Floor Stripper for ground-in dirt.
5. Use Armstrong Flooring Shinekeeper Resilient Floor Finish to restore a like-new appearance if the floor is dulled from soap-based detergents, abrasive cleaners or "mop and shine" products.

Light Commercial Maintenance Procedures

For Best Results:

- Newly installed flooring should not be exposed to rolling load traffic for at least 72 hours after installation to allow setting and drying of the adhesive.
- 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 5 days after installation. This is to prevent excess moisture from interfering with the adhesive bond.
- The use of scrubbing brushes is recommended to reach into the textured surface to remove dirt, particles and residues.
- Do not dry buff or burnish the surface.
- 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 Flooring 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 ¼" 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.

Maintenance Recommendations for Resilient Flooring

A. Initial Maintenance and Preparation for Commercial Traffic

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 solution, such as Armstrong Flooring S-485 Commercial Floor Cleaner.
4. If necessary machine scrub the floor with a properly diluted neutral (pH 6 to 8) detergent solution, such as Armstrong Flooring S-485 Commercial Floor Cleaner, and the appropriate scrubbing pad (3M™ red or equal for light scrub, 3M™ blue or equal for a deep scrub) or equivalent brushes. **NOTE: If the floor will be maintained with the Polish Option, the floor must be scrubbed with a floor machine fitted with a red scrubbing pad (3M™ red or equal).**
5. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.

Having completed Steps 1–5 above, choose a maintenance option based on your evaluation of the factors listed under “How to Determine/Tailor A Maintenance Program” above and proceed as directed below.

6. Maintenance Options:

- **Polish Option:** Apply 3 to 5 coats of high-quality commercial floor polish, such as Armstrong Flooring S-480 Commercial Floor Polish. In areas where the flooring will be exposed to heavy traffic and/or staining agents, the application of a stain resistant sealer (such as Armstrong Flooring S-495 Commercial Floor Sealer) prior to the application of polish is recommended.
- **Spray Buff Option:** Spray buff using a rotary machine (175 to 600 rpm) with the appropriate pad and spray buff solution

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 (pH 6 to 8) detergent solution, such as Armstrong Flooring S-485 Commercial Floor Cleaner.

C. Periodic Maintenance

1. When needed, after sweeping, dust mopping or vacuuming, machine scrub the floor with a properly diluted neutral (pH 6 to 8) detergent solution (such as Armstrong Flooring S-485 Commercial Floor Cleaner) and the appropriate scrubbing pad (3M™ red or equal for light scrub, 3M™ blue or equal for a deep scrub) or equivalent brushes.
2. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
3. Based on the selected maintenance option in Section A on page 20, do one of the following:
 - If maintaining with the **Polish Option**, additional coats of floor polish may be applied at this time.
 - If maintaining with the **Spray Buff Option**, spray buff using a rotary machine (175 to 600 rpm) with the appropriate pad and spray buff solution. This may be followed by dry buffing with a white pad to increase the gloss.

Maintenance Recommendations for Resilient Flooring

D. Restorative Maintenance – Stripping

1. Mix stripping solution to the appropriate dilution, depending on floor finish build-up.
 - Cordon off areas to be stripped.
 - Apply liberal amounts of solution uniformly on floor with a 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. **IMPORTANT:** 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 dry stripping solution will assist with more thorough removal.
4. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
5. Based on the selected maintenance option in Section A on page 20, do one of the following:
 - If maintaining with the **Polish Option**, apply 3 to 5 coats of high-quality commercial floor polish, such as Armstrong Flooring S-480 Commercial Floor Polish.
 - If maintaining with the **Spray Buff Option**, spray buff using a rotary machine (175 to 600 rpm) with the appropriate pad and spray buff solution. This may be followed by dry buffing with a white pad to increase the gloss.