

FLOOR COATING SOLUTIONS MAINTENANCE GUIDE



NEOGARD[®]
CONSTRUCTION COATINGS



Maintenance Guide

Introduction

The cleaner the floor is kept, the longer the floor will last. Fine particles of dust, dirt, debris, if not removed regularly act as an abrasive with traffic.

Since your NEOGARD Floor System is stronger, tougher, more resilient and chemical resistant than conventional flooring system, it will stand up to traffic for longer periods than the concrete or wooden substrates.

Proper cleaning is a function of utilizing the cleaning solution that will dissolve or emulsify the type of soil or contamination the area is subjected to and thorough rinsing techniques. For example, if a particular floor is subjected to normal pedestrian traffic, any quality detergent and water solution can be used to clean as long as clean water is used to rinse.

One important feature of your NEOGARD Floor System is that it will not be affected by any special purpose cleaning compound, when used properly and rinsed thoroughly.

Another important feature of a NEOGARD Floor System is that it is non-porous. This makes cleaning easier to achieve because contamination can not penetrate into the surface; it stays on top. This feature enables the surface to be positively cleaned, but it does not mean that proper cleaning techniques can be curtailed.

The best cleaning technique is achieved by utilizing scrub brushes, (either hand types or automatic equipment types) to positively attack the soil with the appropriate cleaning solution. The correct cleaning compound is important, but the cleaning technique is the most important factor in effective cleaning. After the surface has been subjected to the cleaning solution and properly agitated with scrubbing, particular concentration must be given to removing the resultant emulsion of cleaning solution and soil. This is best achieved by rinsing with clean water and picking up with vacuums, or using a squeegee or broom to remove to floor drains. A second rinsing with clean water is recommended to minimize the possibility of any residue remaining. If the rinsing is not complete, a film may develop. Recommended cleaning agents can be furnished upon request after determination of type of soil or contamination is provided.

General

1. NEOGARD floor coating systems are strong, chemical resistant, decorative, and long lasting, designed for heavy traffic use and years of trouble free performance.
2. Maintenance of NEOGARD's flooring systems must be performed at regular intervals to assure that the coating system will continue to provide service for which it was intended.
3. Suggested maintenance procedures should include:
 - Repeated physical inspections.
 - Clean up and removal of spilled chemical re-agents.

- Periodic cleaning.
- Coating system repairs.
- Top coat and/or worn surface restoration.

Physical Inspections

1. It is important to report any visible damage to the maintenance supervisor, such as cracks that may develop due to building movement or at expansion joints, gouges which may occur from extreme occasional impact, and certain solvent and chemical attack.
2. Floor coating systems are subject to a wide range of abusive conditions, from chemical attack to physical damage. Some of the more common causes of damage to floor coating systems are:
 - Opening the facility for traffic, and use too soon after application of the coating system, before proper cure has occurred.
 - Not cleaning up chemical spills within the designed timed period of the flooring system.
 - Dragging heavy pointed metal or concrete objects across the flooring system.
 - Not repairing damaged areas in a timely manner.
 - Excessive cracking in structural concrete slabs.
 - Moisture drive related problems.
 - Moving pallets by shoving across floor coating system. Pallets should be lifted and placed in required location.
3. Physical inspections should be conducted as defined by the area of use. Areas should be inspected for excessive wear and physical and chemical damage to the floor coating system.

Cleaning Methods

The cleaner the floor coating system is kept, the longer the floor will last. Chemical re-agents must not be allowed to remain on the flooring system. They must be cleaned up and removed from the flooring system in a timely manner. Fine particles of dust, dirt, and debris, if not removed regularly will act as an abrasive with traffic. The intended use of the floor coating system will cause the cleaning frequency to vary. Our recommendations for cleaning are as follows:

1. Hand or Motorized Scrubbing Machines
 - Vacuum or broom sweep area for debris and heavy build-up.
 - Utilize proper cleaning agent, detergent, sanitizing agent, deodorizer, degreaser, or a combination of agents.
 - Spread cleaning agent (or a combination of agents) and allow it to react on the floor coating surface.
 - Agitate by hand or with a motorized scrubbing machine.
 - Flush with clean water and agitate.
 - Pick up solution with wet vacuum or squeegee to drains.
 - Rinse again and remove rinse water.
2. High-Pressure Water or Steam Equipment
 - Broom sweep area for debris and heavy build-up.
 - Utilize proper cleaning agent - detergent (liquid or powder) sanitizing agent, deodorizing agent, degreaser fatty ester emulsifier, etc., or combination of agents.
 - Spread cleaning agent (or combination of agents) and allow it to react on surface.
 - Utilizing high pressure water or steam equipment work over entire surface. This phase will agitate and loosen tough-to-remove contamination.

- Flood with clean water or switch to clean water mode on equipment and work over surface again.
- Pick up solution with wet vacuum or squeegee to floor drains. Observe all federal, state and local regulations, which prohibit introducing certain chemical cleaners, solvents and wastes into municipal sewer systems, open bodies of water or into the soil.
- Rinse again and remove.

3. Mopping

- Vacuum or broom sweep area for debris and heavy build-up.
- Utilize proper cleaning agent - detergent (liquid powder) sanitizing agent, deodorizing agent, degreaser, or a combination of agents.
- Spread cleaning agent (or a combination of agents) with a mop and allow it to react on floor coating surface.
- Agitate with mop by wiping and swirling, apply pressure to excessive build-ups.
- Flood with clean water and agitate with mop.
- Use mop to soak up solution and wring out into empty bucket. Keep clean rinsing water in separate bucket and keep clean rinsing water clean, continue process until floor is totally rinsed.
- Rinse again with more clean water.

Note: The conventional mopping method can be employed if sufficient amounts of clean rinsing water are used. It must be stated that most mopping methods are quite ineffective because proper rinsing is rarely achieved. Unsanitary residue films can result, unless proper rinsing is employed.

1. Removal of Fork Lift Wheel Marks

- Broom sweep area for debris and heavy build-up.
- Apply a mild solvent (mineral spirits or xylene) on wheel mark.
- Spread cleaning solvent and allow it to soften wheel marks.
- Agitate with scrubbing device with a motorized unit or by hand.
- Pick up solution with wet vacuum or rags.
- If necessary, detergent scrub. Please refer to cleaning methods.

Floor Coating System Repairs

It is recommended to contact a licensed NEOGARD applicator to make minor as well as major repairs to protect the integrity and aesthetics of your NEOGARD floor coating system.

It is important to report any visible damage to the maintenance supervisor, such as cracks that may develop due to building movement or at expansion joints, gouges which may occur from extreme occasional impact, and certain solvent and chemical attack. These irregularities can happen in industrial situations. You must notify NEOGARD or your applicator if any damage to the floor coating system occurs. If the damage is not attended to immediately the damage will only get worse.

Depending on the degree of use of the flooring system (traffic, mechanical abuse, chemical exposure, etc.), you may require a new finish coat sooner than later. Proper cleaning and maintenance techniques will maximize the aesthetic and functional qualities of your investment in a quality floor coating system.

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