

Floor Care & Maintenance

Making a Plan

A good floor care plan requires a system-wide approach.

1. First Examine and Analyze Your Building Floor Plan

Ask yourself:

Which areas have the heaviest foot traffic?

Which areas will have the least?

Which areas have special use: food service, vending machines, break area, etc.?

2. Identify Each Area by Color and Frequency of Cleaning

Once you've identified the likely foot traffic levels for different spaces in your community, we recommend creating a color coded floor plan which includes:

Location: corridor, living room, office, lobby, dining, salon, laundry, lounge, medical, entry

Traffic Level: schedule floor care based on high-medium-low traffic spaces

Cleaning Frequency: daily, weekly, monthly, annually

Equipment Type: vacuum, dust mop, wet mop, spotting brush/agitator, white towel/alcohol (degrease)

Cleaning Method: vacuuming, spot clean, encapsulation, hot water extraction, auto scrubbing

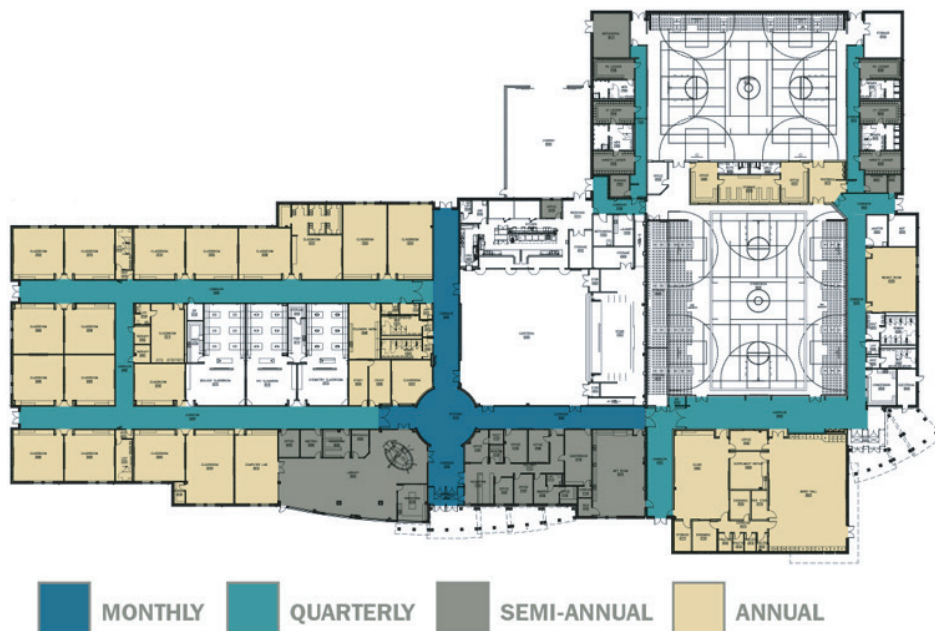
Cleaners: only use Carpet & Rug Institute (CRI) approved cleaners/chemicals in the right ratios

3. Implement and Execute Your Plan

Refer to your color coded floor plan often. It is critical to the long-term success of your maintenance plan.

Share your maintenance plan with the executive director, caregivers, housekeeping and dining services. Everyone has a role in floor care.

Watch [instructional videos here](#).



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Common Cleaning Mistakes

What Not To Do

There are a few products and cleaning methods to avoid when it comes to maintaining your carpet and vinyl flooring.

Carpet

Do not attempt to clean a carpet before it is properly vacuumed. Vacuuming is the most important step in maintaining your carpet. Remove as much dry soil as possible, before wet cleaning.

Do not wait to treat spots and spills until the next deep clean. Treat spots and spills quickly! Always start with water before moving to a spot cleaner. If using a spot cleaner, rinse with water after removing the spot. Soap residue will cause the spot to reappear. Use Seal of Approval (SOA) certified solutions that do not damage the carpet or cause it to re-soil quicker.

Do not scrub or rub abrasively when removing spots — this may create a fuzzy area. Blot from the outer edge towards the center of the spot to avoid spreading or enlarging the problem area.

Do not over-wet carpet. Never walk on wet carpet. It can cause wicking. If stains and spots appear 2-3 days after carpet cleaning, then the most likely cause is wicking, where the contaminate (excessive soap residue) has not been completely removed. This leftover soap residue will continue to attract dirt, allowing carpet to re-soil.

Do not use the Bonnet cleaning method. It is too aggressive and can damage the fiber, altering the appearance of the carpet.

Vinyl Flooring

Do not use harsh or abrasive cleaning products, a scrub brush, or steel wool to remove embedded dirt/grit from vinyl flooring. This will reduce the chance of scratches.

Do not use a beater bar attachment or power head when vacuuming a vinyl floor. Never dry buff vinyl flooring products.

Do not use brown/black pad brushes or any pad darker than a red pad. These pads are too aggressive and can damage the floor.

Do not use steam mops or cleaning solutions containing ammonia or bleach; these can break down the material and cause cracks in the vinyl flooring.

Do not use mop & shine and mop & wax products that can leave a dull film on the floor. Only use neutral pH floor cleaning products on vinyl flooring.

Do not lay walk off mats on top of vinyl flooring that have a rubber or latex backing. These types of backings can cause discoloration.



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Protect Your Investment: Cleaning Equipment

The proper maintenance plan for your flooring will help protect your investment by extending the life and performance of your products. To ensure you have the information you need to develop a maintenance plan that is right for you, we have provided maintenance guidelines and the [Carpet & Rug Institutes \(CRI\) Seal of Approval recommendations for equipment and cleaners.](#)

Spotters

[Bridgepoint Systems | Avenge Spotters](#)

[EcoLab, Inc. | Revitalize Miracle Spotter](#)

[Shaw Total Care Cleaner](#)

Traffic Lane Cleaners

[Bridgepoint Systems | Zone Perfect Carpet Pre-Spray](#)

[Shaw Total Care Cleaner](#)

[ProChem | Ultrapac Trafficlean](#)

Encapsulation Cleaners

[Bridgepoint Encapuclean \(green\)](#)

[Shaw Total Care Cleaner](#)

[Matrix® Oxy Encapsulant Plus](#)

Additional Cleaners

[Hard Surface Cleaner Concentrate](#)

[Shaw Total Care Products](#)

[Diversey Cleaners](#)

[Hilway Direct Neutral Cleaner](#)

Additional Maintenance Topics

[Maintenance Guidelines](#)

[Step By Step | Carpet](#)

[Step By Step | Resilient](#)

[Disinfection + Deodorization Solutions](#)

[Enhanced Cleaning Guidelines](#)

Vacuums

[ProTeam ProForce 1200XP](#)

[Windsor Commercial Upright](#)

[Windsor Wide Area Vacuum](#)

Encapsulators

[Whittaker Trio](#)

[Windsor iCapsol](#)

[Brush Pro 17"](#)

[Brush Pro 20"](#)

Extractors

[Windsor CRI Certified Walk-Behinds](#)

[Advance ES4000 312AGM OBC](#)

[Advance ES4000 420 SC](#)

Auto-Scrubbers

[175 RPM Rotary Floor Buffer](#)

[Walk-Behind Pad Scrubber](#)

[Walk-Behind Brush Scrubbers](#)

Dust/Wet Mops

Protection Products

Finishes

[Hilway Direct Primo HP Floor Finish](#)

[Diversey Carefree Matte Floor Finish](#)

Furniture Protectors

[Expanded Technologies](#)

[FlexiFelt Floor Protectors](#)

Entry Mats

[How to Choose the Right Entryway Mat](#)

