

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

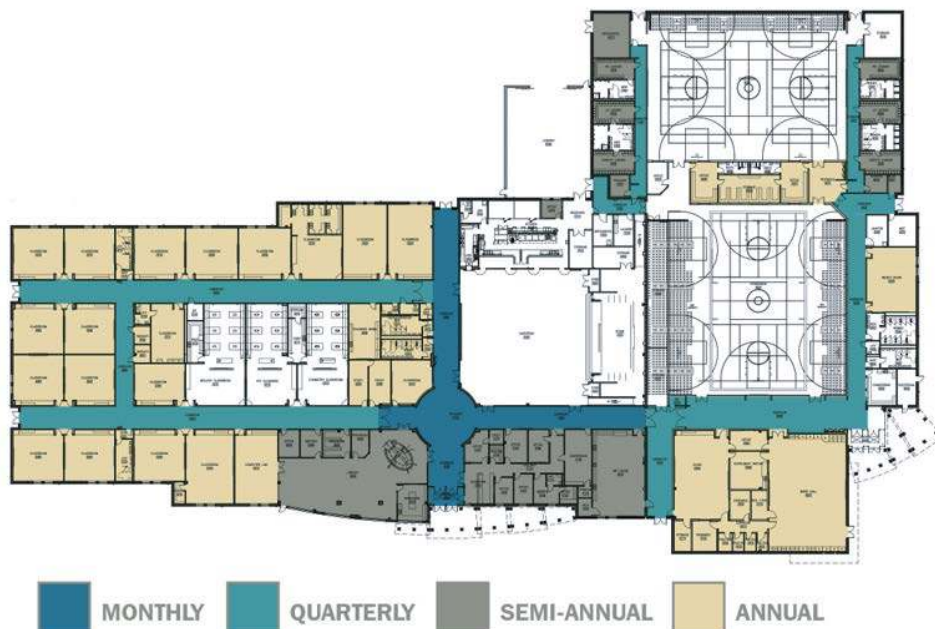
Cleaners: only use Carpet & Rug Institute (CRI) approved cleaners/chemicals in the right ratios

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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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](#).

Carpet

Spotters

Any CRI approved spotter from the following link is recommended. Search for "Spot Remover" Certification.
<https://carpet-rug.org/soa-solutions/>

Pre-Spray

Any CRI approved pre-spray chemistry from the following link is recommended. Search for "Pre-Spray" Certification.
<https://carpet-rug.org/soa-solutions/>

Encapsulate Cleaners

Any CRI approved encapsulate chemistry from the following link is recommended. Search for "Encapsulate" Certification.
<https://carpet-rug.org/soa-solutions/>

Specialty Spotters

For use on Solution Dyed carpet only.

For organic stains such as coffee, tea, mustard:
[Pro's Choice Stain Magic](#)

For synthetic or man-made dye stains:
[Pro's Choice Red Relief](#)

Solvent Gel

For use on contaminants not soluble by water.
[Pro's Choice Power Gel](#)

Counter Rotating Brush Machines

[Whittaker Trio](#)
[Windsor iCapsol](#)
[Brush Pro 20"](#)

Vacuums

Commercial Upright Vacuum Recommended:
[SOA Certified Vacuums](#)

Deep Cleaning Systems

[SOA Certified Deep Cleaning Systems](#)
[CRI Carpet Cleaning Essentials](#)

Resilient

Dust/Wet Mop

Flat Microfiber Mop Recommended.
<https://www.1877floorguy.com/flatmops.html>

Deep Cleaning Equipment

Low speed (175 rpm) buffer with a red 3M pad or Walk Behind Auto Scrubber is recommended.
[175 RPM Rotary Floor Buffer](#)
[Walk-Behind Auto Scrubber Examples](#)

Neutral pH Floor Cleaner

[Ecolab High Performance Neutral Floor Cleaner](#)
[Diversey Stride Citrus Neutral Cleaner](#)

Solvents

70% isopropyl alcohol or odorless mineral spirits
(Allow 1 minute dwell time before agitation and rinse area with water after use)

Aftermarket Protection Products

FINISHES:

[Hilway Direct Primo HP Floor Finish](#)
[Diversey Carefree Matte Floor Finish](#)

FURNITURE PROTECTORS:

Commercial Grade Felt recommended.
[1877FloorGuy](#)
[Expanded Technologies](#)

ENTRY MATS:

Avoid using rubber-backed mats on LVT—use vinyl or PVC-backed mats instead.
[How to Choose the Right Entryway Mat](#)

