

## Maintenance Overview

Gratia LVT Flooring is a low maintenance product that is protected by a durable UV-cured urethane finish that does not require a wax or finish. Though this coating greatly improves the durability of Gratia LVT, daily and routine maintenance must be performed to maintain the appearance of the product. While the application of a wax or finish will not cause damage to the product, it will require additional routine maintenance to maintain the wax or finish over time.

When installing Gratia LVT in areas where rolling chairs will be used, a resilient flooring chair pad must be installed over the finished floor to protect floor covering. In areas where desks, chairs and or furniture with castors will be used, it is extremely important to reduce the amount of debris around the area of the chair, furniture

feet or castors. When furniture is moved repeatedly, dirt and debris can build up underneath chair and furniture feet or castors and cause damage to the flooring. The chair castors and other chair and furniture floor protection devices must be regularly inspected for debris, build-up or damage and cleaned or replaced when necessary.

Always use untreated, new or thoroughly cleaned mops and pads when conducting daily or routine maintenance. Do not use Kerosene, Gasoline, Naphtha and/or other solvents to clean LVT. As with any maintenance program, be sure to use proper PPE (Personal Protective Equipment) per the cleaning product SDS and ensure all maintenance procedures are conducted per the cleaning products instructions. The use of Caution Tape and /or Wet Floor Signs are recommended to prevent slips and falls.

## Additional Information

### Approved Cleaners

Excelsior NC-900 Neutral Cleaner  
Excelsior CM-910 Cleaner / Maintainer

### Approved Floor Finishes

Excelsior MF-940 Acrylic Matte Floor Finish  
Excelsior GF-950 Acrylic Gloss Floor Finish

### Approved Finish Removers

Excelsior FR-920 Finish Remover

### Technical Documents & Support

Additional product resources and technical documents are available online at [procedoflooring.com](http://procedoflooring.com). For additional technical support, send an e-mail to [solutions@rhctechical.com](mailto:solutions@rhctechical.com).

## 1. POST-INSTALLATION CHECKLIST

- Prior to moving furniture or heavy equipment, sweep the floor and cover with an appropriate protective product, such as Masonite, Ram Board or equivalent, to prevent scuffing and scratching that may not come out during the maintenance procedures.
- **DO NOT** use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.
- **DO NOT** use highly alkaline or acidic cleaners.
- **DO NOT** use detergents, abrasive cleaners or “mop and shine” type products (such as Bleach, Pine-Sol, Clorox Soft Scrub, Fabuloso, Mop & Glo, Mr. Clean, Murphy's Oil Soap and similar, unapproved cleaners), as they will dull the finish and sheen of the flooring material.
- **DO NOT** use sweeping compounds or cleaning agents containing oils or solvents.

- **DO NOT** scrub, buff or mop the area within the adhesives traffic limits (48-72 hours) to allow proper curing of the adhesive.
- **DO NOT** flood the area when cleaning.
- **DO NOT** allow the cleaning solution or topical moisture to work its way beneath the flooring material, as this can result in adhesive damage and installation failure.

## 2. INITIAL MAINTENANCE

Ensure that adhesive has cured for recommended period of time prior to conducting initial maintenance. Remove any protective coverings prior to cleaning. Sweep, dust mop and/or vacuum flooring to remove any dirt, dust or debris.

Mix 2-4 ounces of Excelsior NC-900 Neutral Cleaner per gallon of clean, potable water and clean floor using an Auto Scrubber with 3M 4100 White Super Polish Pads. In smaller or difficult to reach areas, use a clean mop to apply cleaning solution to floor. If flooring is heavily soiled, an additional

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cleaning may be required.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

Do not use detergents, abrasive cleaners or “mop and shine” type products, as they will dull the finish and sheen of the flooring material. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.

### 3. INITIAL FINISH APPLICATION

Gratia LVT does not require a finish. If finish must be applied, ensure that initial maintenance has been conducted prior to applying floor finish. Flooring area must be free of dust, dirt, debris, adhesive or cleaning residues, mold release agents and any potential contaminants.

Apply Excelsior MF-940 or Excelsior GF-950 per the installation instructions in 3-4 coats. Allow each coat to dry completely before apply additional coats.

### 4. DAILY MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to clean spills, dirt buildup and other debris. Allow floor to dry before allowing foot traffic.

### 5. ROUTINE MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting routine maintenance. Flooring area must be free of dust, dirt and debris.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Clean floor using an Auto Scrubber with 3M 4100 White Super Polish Pads. In smaller or difficult to reach areas, use a clean mop to apply cleaning solution to floor. Rinse area with clean, cool water and allow floor to dry entirely.

### 6. FINISH REMOVAL & REAPPLICATION

Ensure that adhesive has cured for the recommended period of The floor finish may need to be regularly removed and reapplied, depending on traffic. The extent of removal will depend on the condition of the finish and whether daily maintenance has been performed to protect the finish.

Sweep or dust mop and vacuum flooring to remove any dirt,

dust or debris. For a light stripping, Mix 16 ounces of Excelsior FR-920 per gallon of clean, potable water. For a normal stripping, Mix 32 ounces of Excelsior FR-920 per gallon of clean, potable water. For a heavy removal, Mix 64 ounces of Excelsior FR-920 per gallon of clean, potable water. Using a new or thoroughly cleaned mop, apply the finish remover to the flooring material and allow to remain on the surface for 10 - 20 minutes. Do not allow remover to dry onto the floor.

Using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), scrub floor while wet using 3M 4100 White Super Polish Pad. If flooring is heavily soiled, a 3M 5100 Red Cleaning Pad may be required.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely.

Reapply Excelsior MF-940 or Excelsior GF-950 per the installation instructions in 1-2 coats. Allow each coat to dry completely before applying additional coats.

### 7. FLOORING PROTECTION

Protect newly installed flooring with construction grade paper or protective boards, such as Masonite or Ram Board, to protect flooring from damage by other trades. Do not slide or drag pallets or heavy equipment across the new flooring. Limit usage and foot traffic according to the adhesive's requirements. When moving appliances or heavy furniture, protect flooring from scuffing and tearing using temporary floor protection.

All furniture casters must be made of a soft material and must have a contact point of at least 1" wide to limit indentation and flooring damage. All rolling chairs or seating must have a resilient flooring chair pad installed over the finished floor to protect floor covering. All fixed furniture legs must have permanent felt or soft rubber floor protectors installed on all contact points to reduce indentation. Floor protectors must have a flat contact point of at least 1 sq. in or 1 in. in diameter and must cover the entire bottom surface of the furniture leg.

Ensure all furniture castors and chair legs and are clean and free of any and all dirt and debris. Routinely clean chair castors and furniture legs to ensure that dirt or debris has not built up or become embedded in castors or floor protectors. Replace chair castors and floor protectors at regular intervals, especially if they become damaged or heavily soiled.

Place walk-off mats at outside entrances. Ensure mats are manufactured with non-staining backs to prevent discoloration.

***For more information regarding cleaner application, floor finish application or finish removal, please consult the associated Excelsior product data sheet.***