

## Maintenance Overview

While Versa Quartz Tile is extremely durable, Versa does require the application of a floor finish to protect the surface of the flooring. After the finish is applied initially, it is up to the end user to maintain the finish over time. To improve the longevity of the finish, the floor should be maintained periodically with a Swing Single Disc Scrubber or an Auto Scrubber. Versa requires daily and routine care and maintenance with cleaning equipment to maintain the desired appearance. The frequency of daily and routine maintenance will depend upon the amount and type of traffic in the area.

When installing Versa 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, this 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 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 Versa Quartz Tile. 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 Performance 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@rhctechnical.com](mailto:solutions@rhctechnical.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. Use a clean mop to apply cleaning solution to floor and let stand for 5-10 minutes.

Using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), buff floor while wet using a 3M 5300

Blue Cleaning Pad. If flooring is heavily soiled, an additional 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) and allow floor to dry entirely.

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.

Installation areas that will be difficult to maintain with a buffer or auto-scrubber, such as elevators cabs or small rooms, as well as areas that will not receive routine maintenance with a buffer or auto-scrubber must have a compatible floor finish installed, such as the Excelsior MF-940 or GF-950, in order to ease maintenance of the floor covering.

For further information regarding daily or routine maintenance, please consult the product care & maintenance document or the associated product technical data sheet.

### 3. INITIAL FINISH APPLICATION

Prior to final usage, Versa Quartz must have a protective floor finish applied to ease maintenance and protect the floor covering. 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 contaminates.

Apply Excelsior MF-940 or Excelsior GF-950 per the instructions in a minimum of 2 coats. If a better appearance is desired, apply 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. When flooring has become extremely dirty or has dirt, dust and debris embedded in the woven material, use a soft bristled deck brush or equivalent to clean 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.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Areas that are heavily soiled or scuffed may require cleaning using a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM), and a 3M 4100 White Super Polish Pad. Allow floor to dry before allowing foot traffic.

### 5. SPRAY-BUFFING & BURNISHING

Ensure that initial maintenance and/or daily maintenance has been conducted and that floor finish has been applied prior to spray-buffing. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris.

Using a Hudson sprayer, spray bottle or equivalent, lightly mist a small area of the flooring with a pre-diluted mixture of Excelsior NC-900 (2-4 ounces of NC-900 per gallon of water). Buff the sprayed area with a low-speed floor buffer or swing single disc scrubber (180 – 360 RPM) and a 3M 4100 White Super Polish Pad. Alternately, the floor can be burnished using a 1500 RPM Burnishing Machine and a 3M 3100 Aqua Burnishing Pad or equivalent, depending on desired sheen level.

Repeat process as necessary to clean entire flooring area. Be sure to work in small areas at a time and ensure area remains wet while buffing or burnishing.

### 6. ROUTINE MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting routine maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to apply cleaning solution to the area and let stand for 5-10 minutes.

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

If using an auto-scrubber, buff floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

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).

Depending on traffic, routine maintenance will need to be performed regularly within the first year of the installation until the flooring material builds up a protective layer through dry buffing. Within this time period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

### 7. FINISH REMOVAL & REAPPLICATION

Once a floor finish has been applied to the flooring material,

the 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 normal stripping, Mix 32 ounces of Excelsior PR-930 per gallon of clean, potable water. For a heavy removal, Mix 64 ounces of Excelsior PR-930 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 a 22 gauge soft bristled scrubbing brush or a 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.

## 8. 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, scratching or gouging by 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 scratching and 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.