

MAINTENANCE GUIDE

KÄHR'S LUXURY TILES

Date: 2019-09.

GENERAL

This maintenance guide is valid for public spaces and professional cleaning staff and contains general instructions that provide general information about the various processes that must be included in the operation and maintenance of the newly-installed floor. For information about specific cleaning solutions, methods, techniques and technical aids, we refer to the relevant supplier of floor care and cleaning products; most suppliers have instructions on methods for their various products.

Stop dirt at the entrance! More than 85 % of dirt comes in from the outside, and there are effective wiping systems for entrance zones in the market. Particles, gravel and dirt brought in from the outside increase the need for maintenance and make it more expensive, and have a negative impact on the floor's life span. Never drag or push furniture or equipment directly on the floor, use protective cover to avoid damage and scratches. Bear in mind that light colours require more frequent cleaning.

PRE-OCCUPANCY CLEANING

If building-related activities are to be carried out after floors have been installed, the floors must be given a protective covering in order to facilitate the pre-occupancy cleaning and eliminate the risk of damage. Protective cover can take the form of coated hard board or the like; in certain cases it can be necessary to cover the floors with panels, depending on the type/amount of wear. Before applying protective covering, make sure that the floor is clean of any dust, particles, debris and the like that may cause abrasion damage between the covering material and the floor. Do not tape the protective cover directly to the floor. The adhesive on the tape can have a negative effect on the floor and some types of adhesive are very difficult to remove.

Pre-occupancy cleaning must as a rule always be carried out before a new floor is taken into use. This is particularly true in premises that have been renovated, in which case you must remove alkaline dust from the floors and create the right conditions for daily cleaning.

Remove all loose dust particles and dirt using a vacuum cleaner, dry mop or similar. If there are high levels of plaster/construction dust (which is often alkaline), it is a good idea to use a mild acidic detergent with a low pH (5-7) for the first wet mopping/scrubbing. Then mop/scrub the whole surface with a neutral pH (7-9) detergent. If the surface of the floor is very dirty, a mild alkaline detergent with a higher pH (10-11) may be preferable. Follow the dosage instructions from the supplier of the cleaning solution. Use a wet vacuum cleaner or a combi machine to draw up the dirty washing solution. Cleaning can be simplified by using a combi scrubbing machine (fibre brush or red pads). Remove any remaining washing solution by means of rinsing/mopping with clean water; wet vacuuming may be required. Use as little water as possible.

Kährs Luxury Tiles is supplied with a coating surface applied in the factory that requires no special treatment in connection with installation.

DAILY CLEANING

Spillages must be wiped clean immediately and stains must be treated on an ongoing basis when they are fresh.

Use a wet or dry mop as required, as these are effective methods that are also gentle on cleaning staff and the flooring material, and they minimise the use of chemical products. Detergents may be necessary for the removal of stains, depending on the type and amount of dirt.

Mechanical cleaning with a combi scrubbing machine is highly recommended.

We recommend the use of a neutral, low-foam, neutral detergent.

PERIODIC MAINTENANCE

The need for periodic maintenance is determined by wear, soiling and the frequency of daily cleaning. Scrub the floor until it is completely clean using a suitable cleaning solution. If the floor is severely soiled, scrub with a low-speed machine and white or red pad (model 3 M). Use neutral or alkaline detergent mixed with water and follow the dosage instructions carefully. Remove the dirty water immediately and rinse with clean water.

STAIN REMOVAL

Remove stains as quickly as possible when they are fresh. If necessary you can use a white or red nylon pad (model 3M) combined with a neutral detergent, methylated spirit or cleaner's naphtha. Always wipe clean with a damp cloth and clean water to remove all cleaning solution. Strong solvents such as thinner and acetone must not be used.

WORTH NOTING

Adapt the cleaning method and frequency to requirements. Use detergents of well-known brands and follow the supplier's dosage and handling instructions. Incorrect dosage and/or use of incorrect detergents can cause a film to form on the floor that absorbs dirt and makes the floor difficult to maintain.

Solvents and oil can damage and discolour the floor, so clean up any spillages immediately. Grease and oil can make floors slippery, this includes damp floors. Black or dark rubber wheels, pads and certain plastics can discolour the floor and leave permanent marks.

Floor protectors must always be fitted to all table and chair legs. Office chairs must be fitted with type W castors in accordance with EN 12529. Light or single-coloured floors will as a rule require more care and maintenance, as dirt stands out more clearly than on multi-coloured floors.

Type of stain	Remove with
Grease, chocolate, fruit juice, coffee, egg	Neutral or alkaline detergent and lukewarm water
Asphalt, oil, rubber, soot	Cleaner's naphtha, white spirit
Stickers, adhesives	Cleaner's naphtha, methylated spirit
Blood	Cold water
Excrement, vomit, urine	Neutral detergent in lukewarm water
Rust	Neutral detergent and lukewarm water
Ink, lipstick, chalk	Cleaner's naphtha, white spirit
Chewing gum, candle wax	Cool down with cold water or ice and then scrape off with care