



Amtico International
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Amtico and Spacia Commercial Maintenance Instructions

Routine cleaning includes prompt removal of spills, daily dry soil removal and performing one of three wet cleaning options daily or as needed based upon usage, soil load and desired aesthetics. Periodic Scheduled Maintenance should be performed when routine maintenance no longer maintains the optimal appearance.

SAFETY FIRST: Closely follow your company maintenance procedures and safety rules while performing maintenance operations. Before commencing work, put out signs or safety cones to warn that cleaning is in progress.

Daily Cleaning

- Immediately: Wipe up all spills and thoroughly clean area with a Neutral cleaner solution.
- Daily: Dust Mop, Sweep or Vacuum the floor and thoroughly clean all entry and interior matting systems.
- Daily: Damp Mop or Machine Clean the floor using one of the wet cleaning options after dry soil removal.
- Rinse the floor thoroughly, allow the surface to completely dry and remove safety signs when finished.

OPTION I Manual Mop and Bucket Cleaning System

Prepare the 2 bucket unit by filling one bucket with clean rinse water and the other bucket with a properly diluted Neutral Cleaner. Use alternative mopping system (flat mops, microfiber mops, etc.) according to instructions.

- Apply Neutral cleaner solution using a clean well wrung out mop to remove soil.
- Mop using overlapping strokes, rinse the mop often in clean water and apply fresh cleaner to next area.
- Change the rinse water and solution often. Dirty water will leave an unsightly residue on the floor.
- Remove caution signs when the floor surface is dry and ready for use.

OPTION II Machine Spray Cleaning/Maintaining System (for small to medium sized areas)

- In a spray bottle prepare a proper dilution of Neutral Cleaner or Cleaner/Maintainer for floors with a finish.
- Spray a small amount of cleaning solution onto a manageable area of flooring.
- Use a 3M 5100 Red pad or equivalent pad or brush on all floors or a 3M 5300 Blue pad (only on non-urethane floors and floor with no finish) for routine machine cleaning.
- Run a low speed rotary or random orbital floor machine (less than 450 RPM) in parallel overlapping passes.

When the floor surface is dry, spray cleaner solution on the next area and begin cleaning. Continue the spray cleaning process until the entire floor has been cleaned.

- Cleaning pad(s) must be visually checked, rotated, cleaned or replaced as needed.
- Remove caution signs when the floor surface is clean and dry and ready for use.



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OPTION III Machine Auto Scrubber System (for medium to large size areas)

- In the reservoir prepare a proper dilution of Neutral Cleaner or Cleaner/Maintainer for floors with a finish.
- Use a 3M 5100 Red pad (or equivalent pad or brush) on all floors or a 3M 5300 Blue pad (only on non-urethane floors and floor with no finish) for routine machine cleaning.
- Run the properly adjusted auto scrubber (less than 1000 RPM) in parallel overlapping passes to apply cleaning solution to the floor according to operator instructions. Adjust the pad pressure and the speed of the Auto Scrubber to provide sufficient agitation and cleaner contact time to thoroughly clean the floor.
- The cleaning solution should be replenished and the holding tank emptied as necessary.
- Cleaning pad(s) must be visually checked, rotated, cleaned or replaced as needed.
- Remove caution signs when the floor surface is dry and ready for use.

Note: The factory urethane or finished floors should not be buffed with any pad more abrasive than a 3M 5100 Red pad.

Amtico Periodic Scheduled Maintenance (Deep Cleaning)

Periodic Scheduled Maintenance should be performed when Routine Maintenance is no longer providing a satisfactory surface appearance, for areas exposed to oil or grease soiling (food service areas) and to remove or prepare surface to receive a new floor finish. It is recommended to use a complete system (Neutral Floor Cleaner, Floor Finish and Floor Stripper) from one manufacturer and utilize their guidance for specific recommendations regarding your application. Thoroughly dust mop, sweep or vacuum the floor and all matting systems before performing the Periodic Scheduled Maintenance.

SAFETY FIRST: Closely follow your company maintenance procedures and safety rules while performing maintenance operations. Before commencing work, put out signs or safety cones to warn that cleaning is in progress.

OPTION I Neutral Cleaner & Blue Pad for stubborn Soiling and Scuff Marks

- Completely clean the floor using a properly diluted Neutral Cleaner.
- Apply plenty of solution over a manageable area. **Do not flood the Floor.**
- Machine scrub using a Rotary Buffer (< 450 RPM) or Auto Scrubber (< 1000 RPM) and overlap passes. Provide a sufficient amount of agitation and solution contact time to break up stubborn soiling and scuff marks. For Auto Scrubbers, increase the pad pressure and use a double scrub process (lift squeegee and turn off the vacuum for first pass and re-engage for the second pass).
- Use a 3M 5300 Blue Scrubbing Pad or equivalent pad or brush. Keep the floor wet and take your time.
- Rinse the floor thoroughly, allow the surface to completely dry and remove safety signs when finished.
- If satisfactory results are achieved, resume using Routine Maintenance. If not, go to the next step.

OPTION II Alkaline (Heavy Duty) Cleaner & Blue Pad for oily or greasy floors



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- Completely clean the floor using a properly diluted mild Alkaline Cleaner.
- Apply plenty of solution over a manageable area with 5-7 minutes contact time. **Do not flood the Floor.**
- Scrub using a Heavy Floor Machine (< 450 RPM) or Auto Scrubber (< 1000 RPM) and overlap passes.
Provide a sufficient amount of agitation and solution contact time to break up oil based soiling. For Auto Scrubbers, increase the pad pressure and use a double scrub process (lift squeegee and turn off the vacuum for first pass and re-engage for the second pass).
- Use a 3M 5300 Blue Scrubbing Pad or equivalent pad or brush. Keep the floor wet and take your time.
- Rinse the floor thoroughly, allow the surface to completely dry and remove safety signs when finished.
- If satisfactory results are achieved, resume using Routine Maintenance. If not, go to the next step.

OPTION III Floor Stripping Procedure

- Completely clean the floor using a properly diluted floor stripper.
- Apply plenty of solution over a manageable area with 5-7 minutes contact time. **Do not flood the Floor.**
- Scrub using a Heavy Floor Machine (< 450 RPM) or auto scrubber (< 1000 RPM) and overlap passes.
- Use a 3M 5300 Blue Scrubbing Pad or equivalent pad or brush. **Do Not Let Stripper Dry On the Floor.**
- Remove slurry using mop and bucket, wet vacuum or auto scrubber.
- Rinse the floor twice with clean water, allow the surface to completely dry and remove safety signs.
- If desired, apply a minimum of 2-3 thin coats of floor finish according to the manufacturer's instructions.
- Allow sufficient drying time between coats. Additional coats of finish will provide better protection.

Note: The factory urethane or finished floors should not be buffed with any pad more abrasive than a 3M 5100 Red pad.