



A Guide to Proper **Floorcare Maintenance**

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Introduction

As polished concrete becomes more commonly implemented in facilities throughout the U.S., it is more important than ever for BSCs to have a full understanding of how to maintain polished concrete floors properly. It is critical to know which equipment to use, how to properly polish floors and to use the right products. Doing so can have a significant impact on how much money your company is generating and investing in concrete floor maintenance each year. The science of polished concrete floor maintenance is not often a familiar concept to BSCs, resulting in floorcare practices that are incorrect and unknowingly diminishing the appearance of, and damaging, customers' floors over time.



Common Pitfalls of Concrete Floor Care

When occupants enter a facility, one of the first things they are likely to notice is the cleanliness and overall appearance of the space. Therefore, it is crucial to ensure that all aspects of a building are properly maintained, including the floors. A common misconception is that all hard-floor types require the same type of care. One practice that is often used is stripping and waxing the floor. However, traditional floor stripping and waxing can deteriorate polished concrete floors over time.

This can become a costly issue to fix if not done the right way and likely an unhappy client. Many topical sealers deteriorate over time, and decrease the longevity of polished concrete. Even something as minor as using the wrong pad type can significantly damage floors. Under-education of the science behind polished concrete floor care leads to concrete floors being cleaned and maintained incorrectly. It is important to use the right product and professionally train staff so that floors appear their best for a longer timeframe.

It's also important to make sure that you professionally train staff in upkeeping the type of flooring your team is servicing. Often, team members are undertrained or use cleaning practices from previous jobs that are not appropriate for concrete floors. Employee training is critical not only to ensure the job is being done properly but also so that it can be completed efficiently.

How to Protect Floors and Avoid Common Mistakes

Keeping up with your customers' floor care needs can reduce costs and help you differentiate your BSC from other service providers. Take time to find credible resources to understand what type of maintenance your customers' floors need. This includes seeking out a distributor that is reputable and has professionals on staff who are trained in various types of floor care treatments. Your distributor can give you advice when buying products to ensure you are educated on proper usage and that the products you're using are safe for your customers' floors.

Organizations like ISSA, the world's leading trade association for the cleaning industry and the Cleaning Management Institute (CMI) are teaming up with Ameripolish to establish standards for proper concrete floor care in facilities. Ameripolish has developed case studies, how-to videos and articles discussing how certain products should be implemented on concrete floors for long-lasting results. New Ameripolish technology and products provide step-by-step instructions to make it easy to protect and maintain polished concrete floors.



One of Ameripolish's more recent technologically advanced products, The SmartFloor® System, offers beginner-friendly solutions to floor cleaning that is still effective, even for advanced polishers. This product has become a fan favorite as it consists of a two-pad system that consists of composite resin abrasive technology for daily maintenance and restoration of concrete floors by equipping the pads on your auto-scrubbers and using them on a regular basis.

Stain Protection

Many facilities will seal their floors with a stain protectant to maintain a clean appearance. However, using the wrong type of sealer can do more harm than good. The most common stain-resistant materials include topical, semi penetrating and fully penetrative. Topical sealers act as a coating layer over the floor by creating a visible barrier that prevents substances from penetrating the concrete. Semi-penetrating sealers still act as a topical sealer would, but also penetrate slightly into the concrete flooring while remaining minimally visible. Fully penetrative sealers are not visible at all and penetrate deep into the concrete flooring to form protection from within the slab.



Although it is commonly taught that coating floors is an efficient way to keep floors clean, it isn't good for polished concrete floors as it does not allow the concrete to breathe through its lifetime hydration process and will end up deteriorating the floor over time. Therefore, it is crucial to understand how to properly apply proper stain protection to avoid damaging floors. However, once you learn how to properly protect polished concrete floors, stain protection is needed less often and lasts longer, saving time and money.

Common Concrete Stains and How to Remove Them

Try as we may, spills are unavoidable. When customers are not able to address the spill immediately, use the following products to remove stains.

- **ACIDIC FOODS (SODA, MILK, PICKLES, MUSTARD, VINEGAR, ETC.)**

Should be cleaned immediately using water and **Ameripolish Rejuvenating Cleaner**. If these spills are not attended to in a timely manner, they will cause an etch on the surface of the concrete and will need to use **Ameripolish SmartFloor (Orange) Restoration** pad to remove the etch and **Ameripolish SmartFloor (Blue) Daily Maintenance** pad to bring it back to its original aesthetic.

- **ADHESIVES (TAPE, FLOOR STICKERS, GRAPHICS, ETC.)**

Depending on how long the material has been sitting on the surface, clean with **Ameripolish Rejuvenating Cleaner** and use **Ameripolish SmartFloor (Orange) Restoration** pad to remove etch marks or aggregate pull out. Then the **Ameripolish SmartFloor (Blue) Daily Maintenance** pad.

- **ALKALINE STAINS (LAUNDRY SOAP, AMMONIA, ETC.)**

Clean with concrete cleaner **Ameripolish Rejuvenating Cleaner** while still fresh to reduce staging. Use stain-resistance material that was used to help protect and clean with **Ameripolish SmartFloor (Blue) Daily Maintenance** pad.

- **CANDY**

Remove larger pieces from the floor and clean any residue with **Ameripolish Rejuvenating cleaner** and **Ameripolish SmartFloor (Blue) Daily Maintenance** pad.

- **DE-ICING SALTS**

Clean surface with **Ameripolish Rejuvenating Cleaner** and **Ameripolish SmartFloor (Blue) Daily Maintenance** pad.

- **GREASE, OIL, BRAKE FLUID, ETC.**

Spray **Ameripolish Strip and Clean**, mixed 4:1, to the stain directly to help with easy clean up. Pick up **Ameripolish Strip and Clean** with an auto scrubber with **Ameripolish SmartFloor (Blue) Daily Maintenance** pads. If there is still a contaminant that penetrated the concrete, use **Ameripolish Oil Ingester**.

- **GUM**

Remove quickly for best results; scrape off the surface. Use **Ameripolish Rejuvenating Cleaner** and **Ameripolish SmartFloor (Blue) Daily Maintenance** pad to remove residue.

- **MILDEW**

Remove with **Ameripolish Strip and Clean**.

Equipment and Cost-Effective Solutions

Utilizing the correct equipment is another crucial step in protecting your customers' floors. If you are unsure how to maintain concrete floors properly, instead of spending a significant amount of money on testing out different products and machines, opt for



more cost-effective solutions. Renting machines is a great option for many BSCs as it saves inventory space and money. To get set up with a floor cleaning machine rental, there are many services or vendors that will provide the machinery on a customized basis that fits your business's needs. BSCs can also consider investing in an employee who is professionally trained in concrete floor maintenance to ensure that the job is being done correctly and to save money on using outside services.

If you decide to offer concrete floor maintenance, make sure you understand the differences between the equipment and how their functions can affect floors. For example, traditional grinders can be used on both wet and dry surfaces. Auto scrubbers are another useful tool to understand how to use properly. Some are autonomous/robotic while some need to be manually driven across floors and offer a faster solution to deeply scrub floors while picking up dust and dirt. However, when used improperly or with the wrong type of pad for the surface, it can do significant damage that is costly to repair. Maintaining a well-kept and properly cared for facility not only helps employees feel better when they come to work but sends a positive message to guests who enter, which overall contributes to successful businesses. Don't skimp out on using the right tools and equipment that will end up costing more money and time down the road. Understanding how to take care of your flooring in a way that is cost-effective and safe helps them look great and stay clean long-term.

FOR MORE INFORMATION VISIT:
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