Hard Surface Floor Care

Floor Care – Hospitals/Nursing Homes

How are the floor maintained?

- Daily maintenance (UHS) burnishing.
- Some only maintain two to three times weekly.

Criteria

- Low odor. Finish First pleasant fragrance.
- Disinfectant resistant.
- Good burnishing response.
- Good blending properties.

Floor Care – Overview

- Highly complex products
- Highly technical sales strategy
- Requires significant knowledge base
- Demanding customer requirements
- Performance & Durability >>> Product Pricing
- Brand preference a driving factor

Floor Care – Major End Users

Food Retail

- Super Markets
  - High Profile
  - Bargain Stores
- Food Processors
- Restaurants, Deli's

Hospitals and Nursing Homes

Building Contractors

- Janitorial Service Companies

Non-Food Retail

- Malls
- Department Stores
- Drug Stores
- Bargain Stores

Schools

- Public or Private
- Day Cares
- Churches & Synagogues

Floor Care – Food Retail

- **High Profile = Daily Maintenance**
  - Repairability is top priority
  - Gloss and burnishing response

- **Bargain = Burnish 2 to 3 times/week**
  - Durability
  - Gloss and burnishing response

Floor Care – Non Food Retail

Two Types Similar to Food Retail

- High Profile Stores - Sak's, Macys, Nordstrom's.
- Bargain Stores - WalMart, Uptons, Toys-R-Us, Sports Authority, Office Depot.

How are the floors maintained?

- High Profile - nightly (UHS) burnishing.
- Bargain Stores - two to three times a week (UHS) burnishing.

Floor Care – Schools

Public School Systems

Private School Systems

Daycare Facilities

Churches and Synagogues

How are the floors maintained?

Maintenance will vary.

All systems are used.

- UHS burnishing
- Spray Buffing/Low Maintenance

Daycare and Churches may use a BSC

Floor Care – BSC

Building Service Contractors

Requires a varied performance demand utilizing mostly two finishes:

- (UHS) burnishing product
- A Low-maintenance product.

How are the floors maintained?

- All maintenance procedures are utilized.

Criteria:

- Fast-drying products
- High durability
- Good Restorers

Main Classification of Substrates

- Resilient
- Non-resilient
- Concrete
- Wood

Definition of Resilient Floors

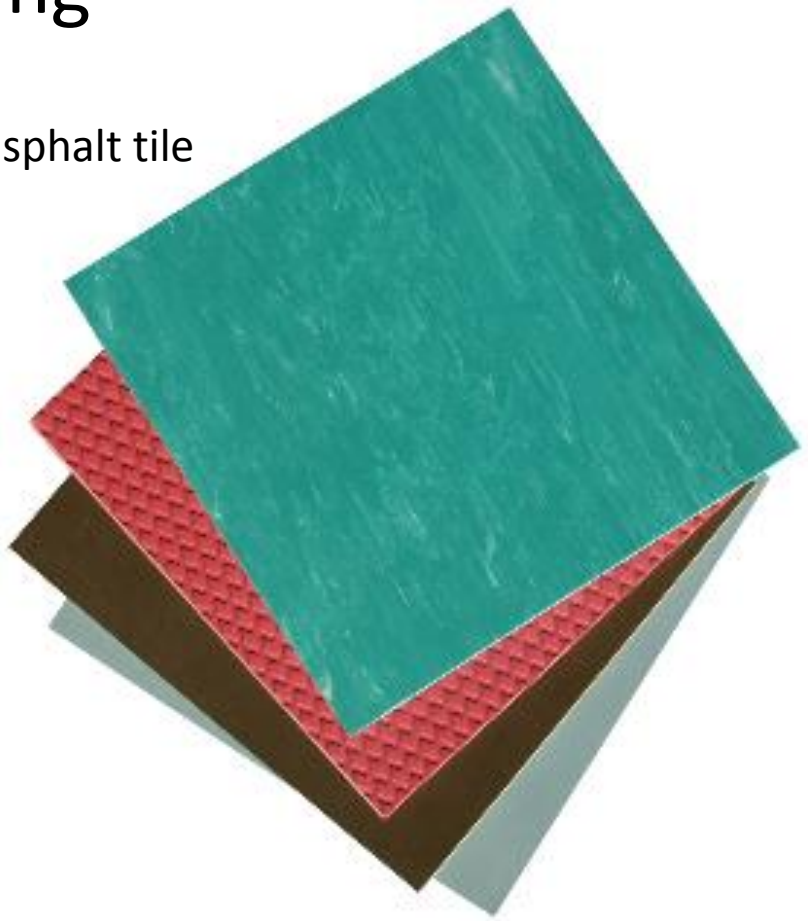
- Flooring that can withstand shock and stress without permanent damage to the flooring.
- Slight flexibility is a characteristic of this type of flooring.

Resilient Floors

- Asphalt
  - Uses asphalt as a binder
  - Sensitive to oils and solvents
- Rubber
  - Mixture of rubber and fillers
  - Can be deteriorated by oils and solvents
- Linoleum
  - “Killer” strippers may change the color of the tile
  - Rarely found in US, but is commonly confused with sheet vinyl
- Vinyl
  - three types of vinyl flooring are asbestos, composition, and pure vinyl

Types of Vinyl Flooring

- Vinyl Composition Flooring
  - Made of clay, filler and color pigments
  - More stain resistant and flexible than asphalt tile
  - 12” x 12” size
  - Most Common
- Pure Vinyl
  - Shinny
  - Causes leveling problems
- Vinyl Asbestos
  - 9”X9” size
  - Can be stripped without danger



Classification of Non-Resilient Floors

- Terrazzo
- Ceramic, Quarry, Mexican
- Marble
- Paver Brick
- Slate
- Man-Made Composite

Terrazzo

- Marble chips mixed into a concrete or epoxy base.
- Found in 12 x 12 squares or poured and polished
- Usually found in malls and schools.
- Very popular in the southeast

Ceramic, Quarry, Mexican

- Are tile made of a mixture of clay and water, fired at high temperature.

- Glazed - Ceramic tile fired at such a high temperature that it results in a glassy non-porous layer on the surface.

- Unglazed - ceramic tile which is the same throughout. Highly porous.

Marble

- Pressurized calcium carbonate.
- Sensitive to acids and strong alkalis
- “Soft rock” which show wear patterns easily.
- Polished
  - Polished with tin oxide.
- Honed
  - Polished by mechanical grinding.
- No current recommendations for this substrate

Paver Stone

Brick

- Similar to quarry tile
- Shaped like brick
- Very Porous

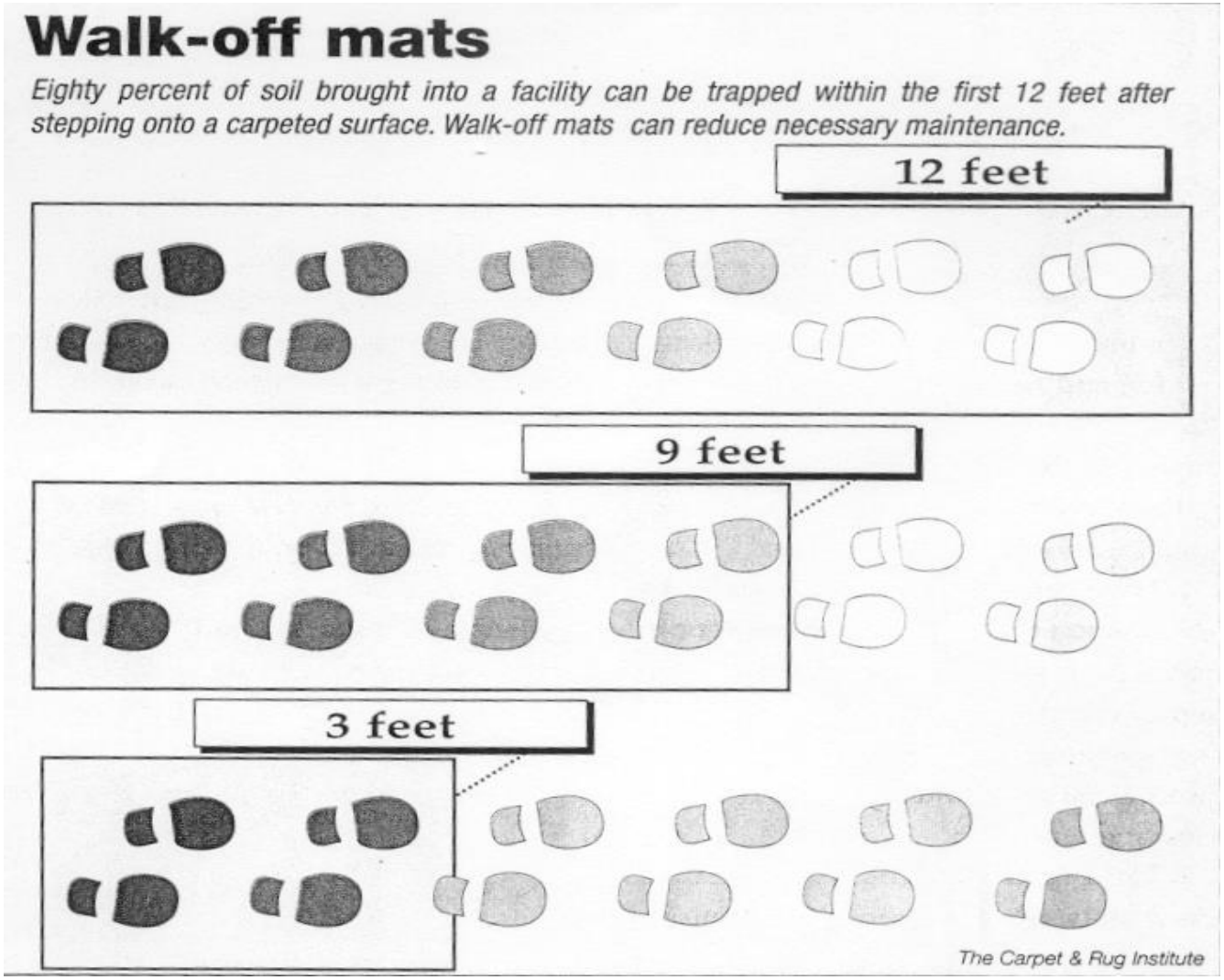
Slate

- Polished rock usually granite
- Irregular surfaces can’t be burnished
- Very Porous

Man-Made Composite

- Variable materials
- Some surfaces are designed to improve slip
- Can have adhesion problems with finishes and sealers.

Useful Tip – Walk Off Mats

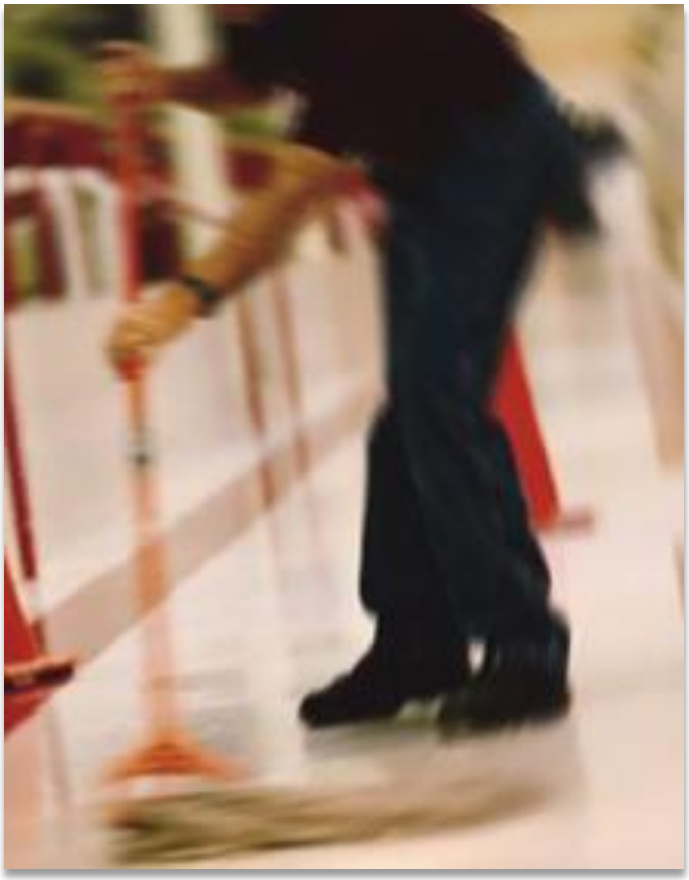


4 Step Floor Process

4-Step Floor Care System			
1	2	3	4
Strip - Stripping removes all old finishes and waxes.	**Seal** - Sealing smooths the floor surface and prevents stains from penetrating.	**Finish** - Finish adheres to the sealer, giving a uniform glossy shine.	**Maintain** - Using a floor disinfectant cleans the surface without removing the finish.

Stripping

- Removal of ***all*** old finish
- Critical step in process
- Labor intensive
- Collection of stripper residue is paramount
- All strippers do the same thing… some do it faster!
- Most improperly conducted floor care activity

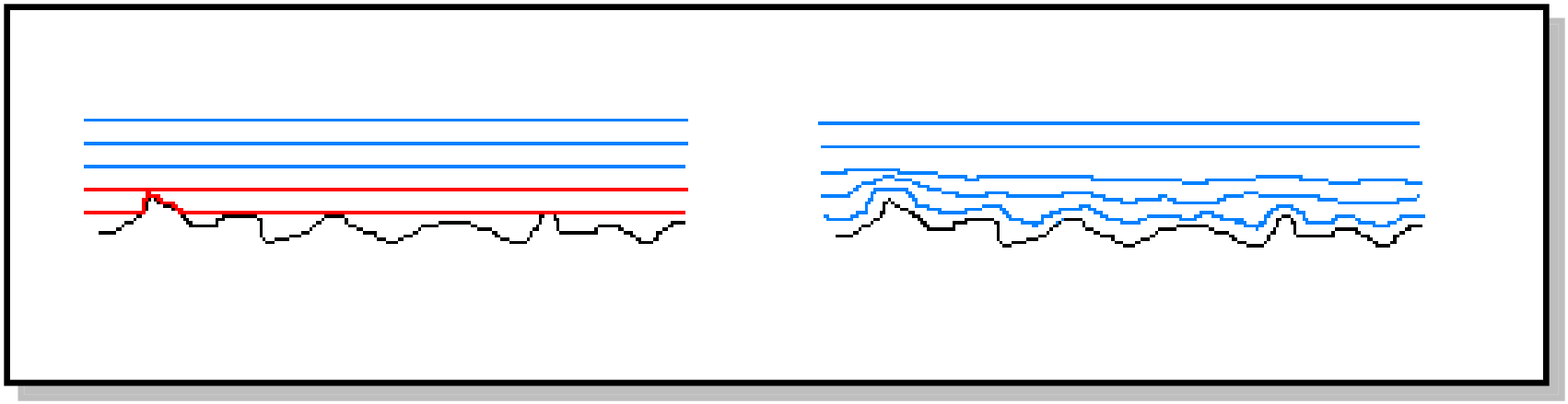


Sealing vs. Finish Only

Better leveling

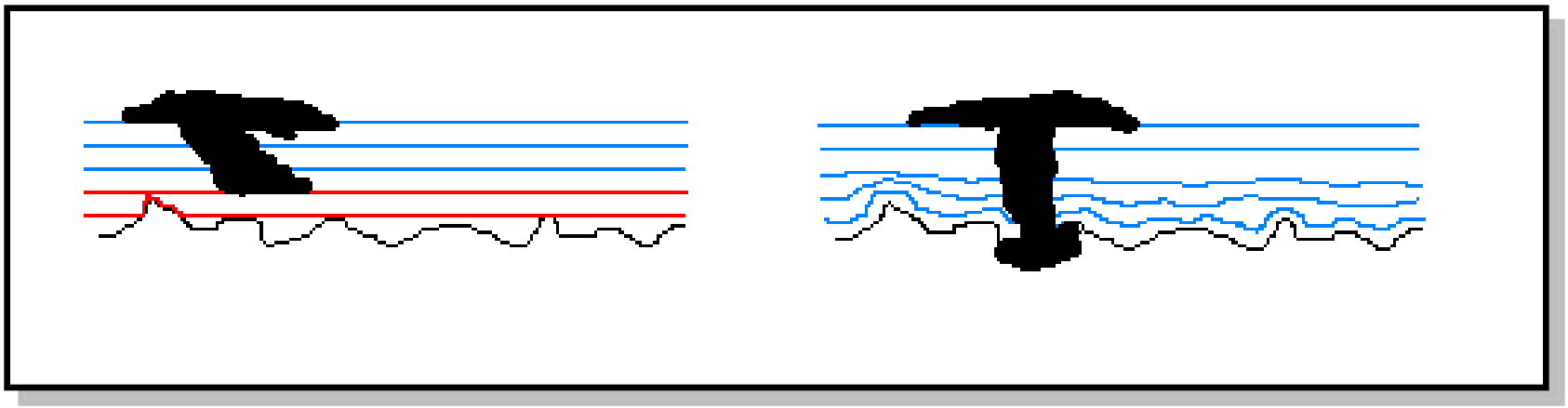
Sealer & Finish

Finish only

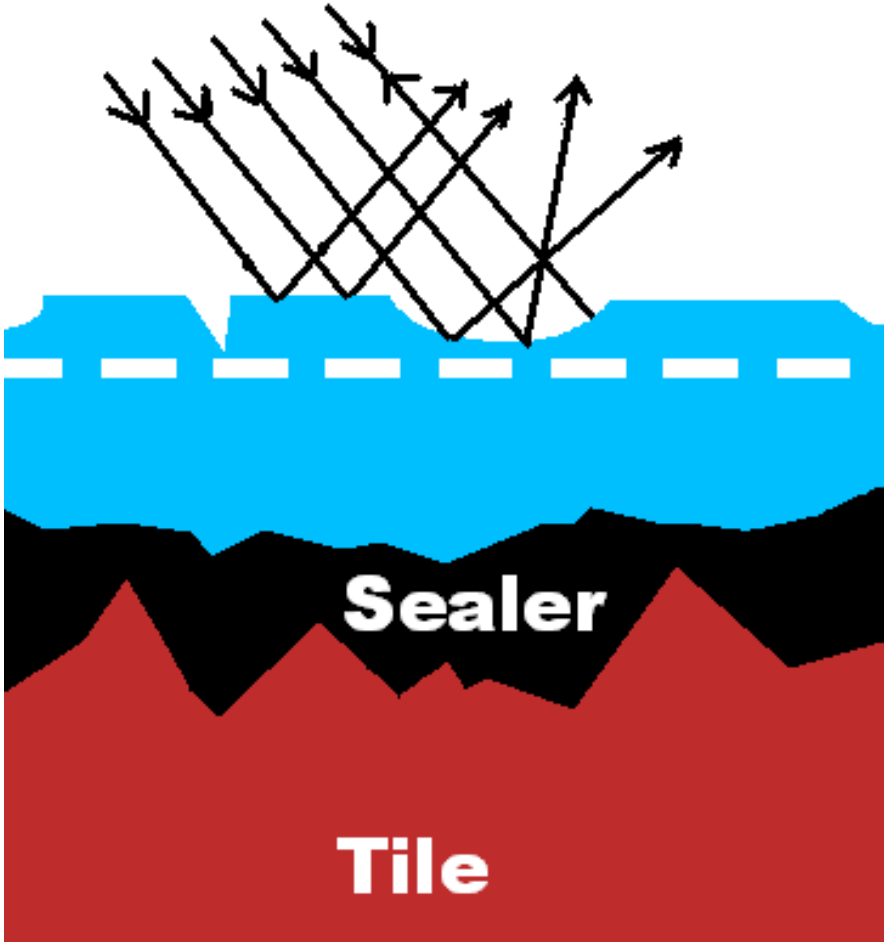


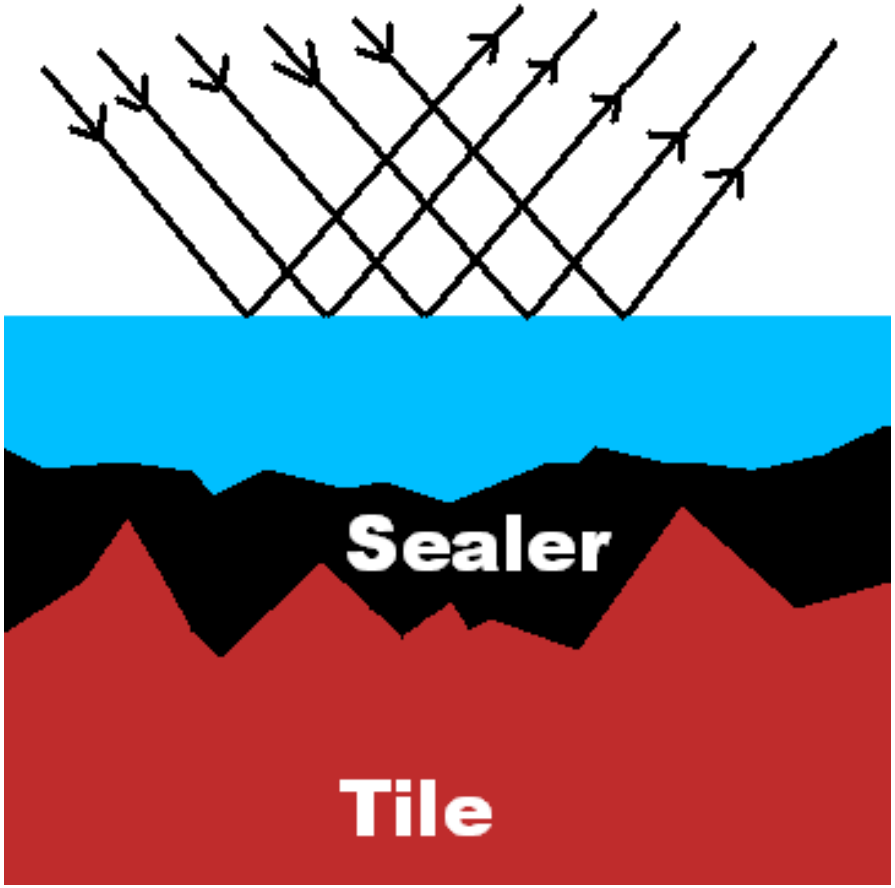
Sealing

Stain Resistance



Abrasive Repair (Spray Buff or Burnishing)

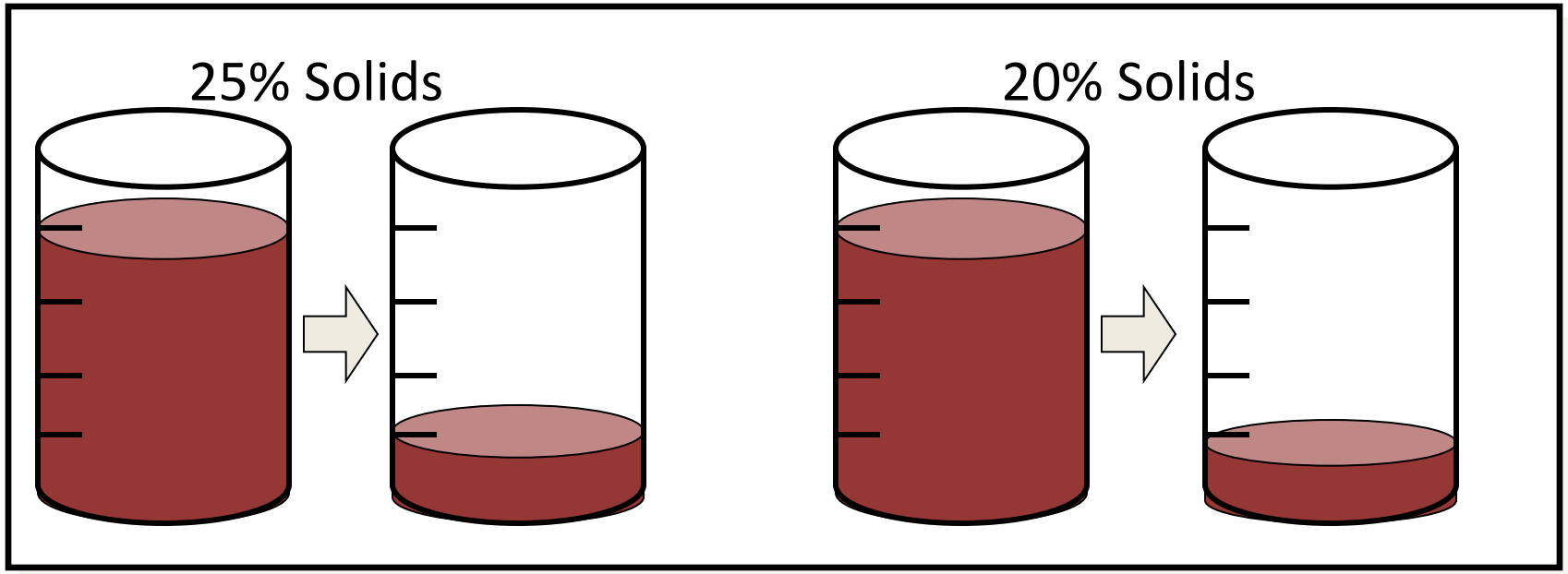




Finishing

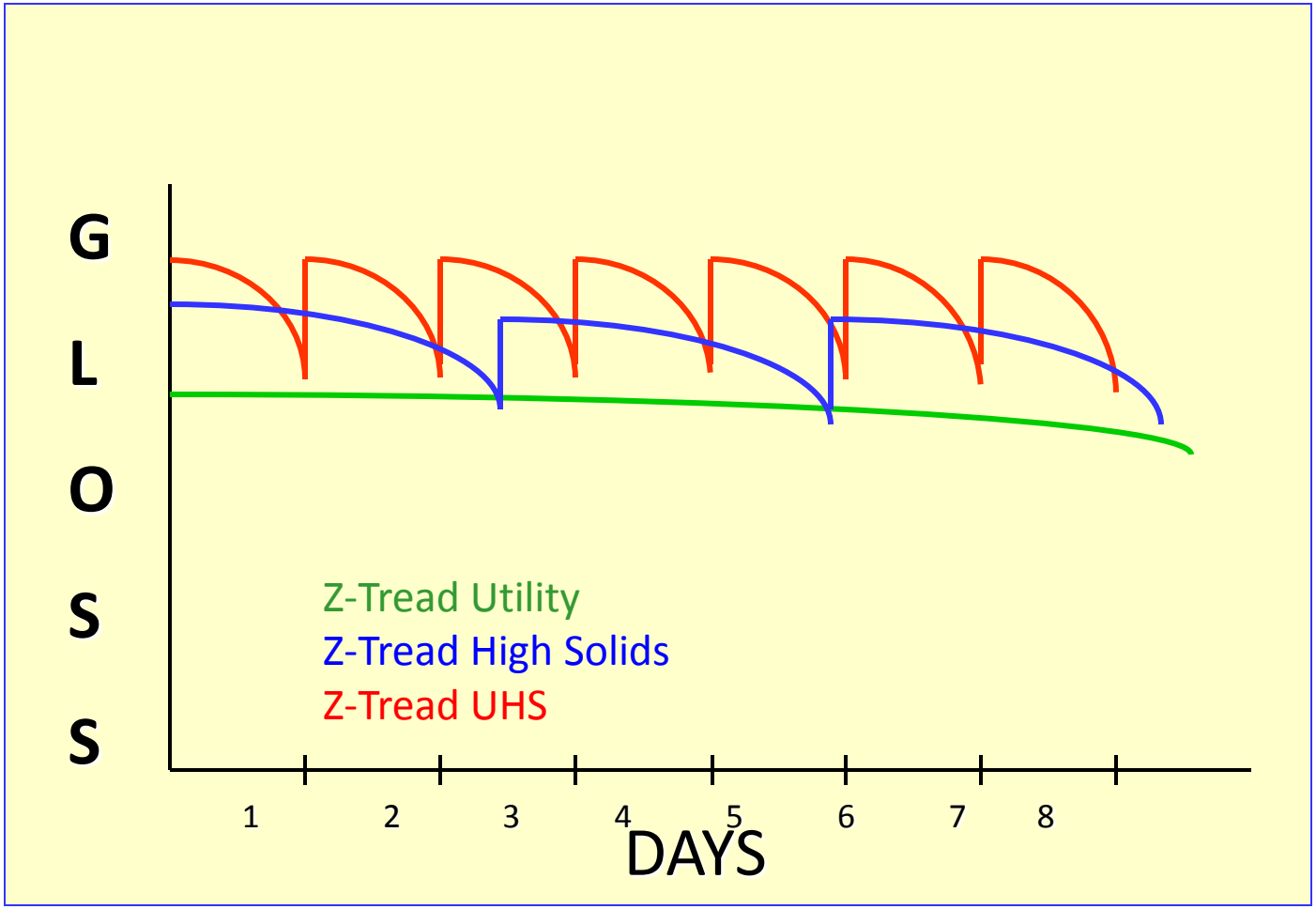
- Applying polymeric coating to stripped/sealed floor
- Technique sensitive
- Product quality is important
- Gloss and Wear Characteristics
- Maintenance methodology determines finish type

Finishing (Solids Content)

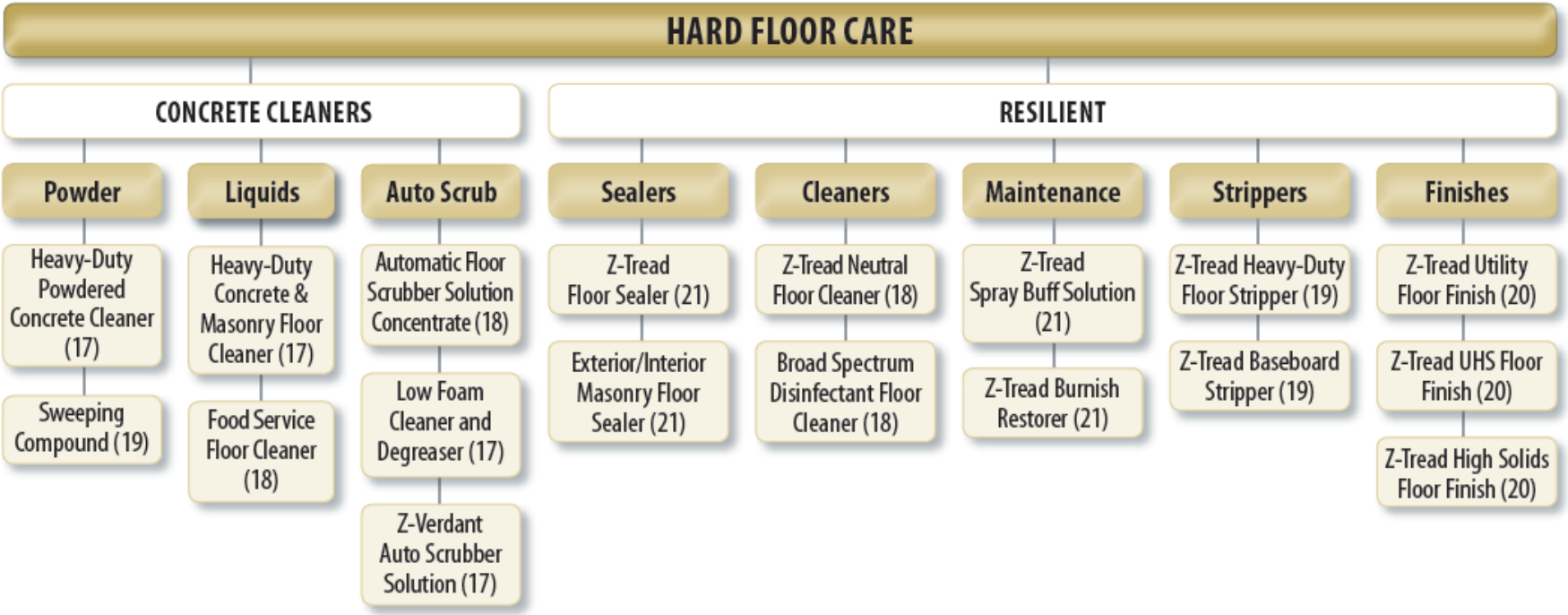


- Percent Solids is the amount of “stuff “ that stays on the floor.
- Higher Solids does NOT mean higher quality.
- Given an equal number of coats, higher solids will result in a thicker layer

Gloss vs. Durability



Floor Care (Hard)



Floor Care (Hard)

Automatic Floor Scrubber Solution Concentrate

Heavy-duty, low foaming concentrated formula for auto scrubber and other industrial cleaning applications. Removes soils from smoke and fire damage. Ideal for use in pressure washers. Contains optical brighteners to brighten surfaces as it cleans.

- May be applied with floor scrubber, mop or pressure washer
- Brightens surfaces
- Excellent for cleaning fire/smoke damage

Package: 1 gallon
Mfg Model No: R03024
Grainger Item No: 3HUN7

Package: 5 gal pail
Mfg Model No: R03035
Grainger Item No: 3HUN8

Package: 20 gal drum
Mfg Model No: R03050
Grainger Item No: 4TLH7

Package: 55 gal drum
Mfg Model No: R03085
Grainger Item No: 4TML1

Z-Tread Neutral Floor Cleaner

Low-foam, general-purpose floor cleaner. May be mop applied or used in automatic floor scrubbers. Rinses easily. Neutral pH will not harm floor finishes.

- Dilutable to 1/2oz per gallon
- Neutral pH
- Leaves no film
- Free rinsing

Package: 1 gallon
Mfg Model No: R03424
Grainger Item No: 3HUP6

Package: 5 gal pail
Mfg Model No: R03435
Grainger Item No: 3HUP7

Low-Foam Cleaner and Degreaser

General-purpose, low-foam cleaner and degreaser works rapidly and rinses away easily. May be used in an auto scrubber for routine cleaning.

- Dilute, apply with mop, rinse
- Leaves no residue
- Economical, dilutes up to 1oz per gal

Package: 1 gallon
Mfg Model No: R03224
Grainger Item No: 3HUP2

Package: 5 gal pail
Mfg Model No: R03235
Grainger Item No: 3HUP3

Package: 55 gal drum
Mfg Model No: R03285
Grainger Item No: 4TLH1

Z-Verdant Auto Scrubber Solution

Environmentally preferred auto scrubber concentrate. Removes oil, grease, and dirt from floors and most other washable surfaces. Biodegradable, no petroleum, solvents or caustics.

- Non flammable, non-butyl, phosphate-free
- Non-hazardous waste

Package: 1 gallon
Mfg Model No: R08724
Grainger Item No: 3HUX7

Package: 5 gal pail
Mfg Model No: R08735
Grainger Item No: 3HUX8

Package: 55 gal drum
Mfg Model No: R08785
Grainger Item No: 4TLH8

Heavy-Duty Concrete and Masonry Floor Cleaner

Fast, effective, concentrated floor cleaner for concrete, masonry, tile and brick floors. Ideal for automatic floor scrubbing equipment or mop application.

- Dilute, apply, scrub, rinse
- Economical, Can be diluted up to 1oz/gal
- Excellent on ink stains

Package: 1 gallon
Mfg Model No: R03324
Grainger Item No: 3HUP4

Package: 5 gal pail
Mfg Model No: R03335
Grainger Item No: 3HUP5

Package: 55 gal drum
Mfg Model No: R03385
Grainger Item No: 4TLH5

Heavy-Duty Powdered Concrete Cleaner

Fast-acting, powerful concrete cleaner changes color when wet to indicate concentration. Easy-to-use, biodegradable.

- Wet floor, apply product, scrub, rinse
- Color indicates cleaning strength
- Removes embedded soils

Package: 40 lb drum
Mfg Model No: R02934
Grainger Item No: 3HUN5

Package: 125 lb drum
Mfg Model No: R02942
Grainger Item No: 3HUN6

Floor Care (Hard)

Z-Tread Utility Floor Finish

Versatile 20% solids floor finish designed for high gloss and durability. Compatible with low maintenance, spray buffing, or weekly ultra high speed burnishing.

- Resistant to heavy traffic
- Economical
- Resists scuffs and black heel marks

Package: 1 gallon
Mfg Model No: R04324
Grainger Item No: 3HUT4

Package: 5 gal pail
Mfg Model No: R04335
Grainger Item No: 3HUT5

Sweeping Compound

All-purpose compound for use on hard floors. May be used in all sweeping operations.

- Spread on floor, sweep up
- Safe on marble, concrete and untreated wood floors
- Economical

Package: 250 lb drum
Mfg Model No: R03555
Grainger Item No: 3HUP8

Z-Tread Baseboard Stripper

Heavy-duty, fast-acting, aerosol floor finish remover. Great for stripping around baseboards and other hard to reach areas. Inverted can design for ease of use.

- Adheres as a gel to strip vertical surfaces
- Spray on surface, allow contact time, and wipe away
- Fast acting

Package: 24oz can
Mfg Model No: R03901
Grainger Item No: 3HUR6

Z-Tread High Solids Floor Finish

High-gloss, 25% solids floor finish produces high gloss with fewer coats. Designed to provide a wet look with bi-weekly ultra high speed burnishing. Resists scuffs and black heel marks.

- Apply with rayon mop
- High gloss finish
- Provide gloss with minimal coats

Package: 1 gallon
Mfg Model No: R03724
Grainger Item No: 3HUR2

Package: 5 gal pail
Mfg Model No: R03735
Grainger Item No: 3HUR3

Z-Tread Heavy-Duty Floor Stripper

Heavy-duty, low-foaming stripper designed to quickly remove heavy floor finish buildup without the need for scrubbing. Will strip away multiple coats of finish. Free rinsing.

- Quickly removes multiple coats of finish
- Ammonia-free
- Rinse or mop away

Package: 1 gallon
Mfg Model No: R03124
Grainger Item No: 3HUN9

Package: 5 gal pail
Mfg Model No: R03135
Grainger Item No: 3HUP1

Z-Tread UHS Floor Finish

High-gloss, 20% solids floor finish, designed to provide a wet look with weekly ultra high speed burnishing. Resists scuffs and black heel marks.

- Apply with rayon mop
- Provides a high gloss finish
- Resists scuffing

Package: 1 gallon
Mfg Model No: R03624
Grainger Item No: 3HUP9

Package: 5 gal pail
Mfg Model No: R03635
Grainger Item No: 3HUR1

Floor Care (Hard)

Z-Tread Floor Sealer

Concrete, terrazzo, and resilient floor sealer provides excellent clear gloss basecoat for any floor finish. Levels out quickly to leave no streaks or mop trails.

- Apply with a rayon mop
- Highly durable
- Levels quickly to avoid streaks or trails

Package: 1 gallon
Mfg Model No: R04024
Grainger Item No: 3HUR7

Package: 5 gal pail
Mfg Model No: R04035
Grainger Item No: 3HUR8

Exterior/Interior Masonry Sealer

Water-resistant acrylic formulation protects concrete and masonry surfaces from oil stains and UV rays. Apply with a mop or roller and allow to dry.

- Apply with rayon mop or roller and let dry for 1 hour
- Leaves a glossy finish
- Protect against water and UV rays

Package: 1 gallon
Mfg Model No: R04124
Grainger Item No: 3HUR9

Package: 5 gal pail
Mfg Model No: R04135
Grainger Item No: 3HUT1

Food Service Floor Cleaner

Effectively removes dirt, food, grease, fats and soap scum. Can be used on concrete, masonry, brick, stone, and ceramic tile. Produces only moderate foam to promote free rinsing with no residue.

- Highly effective on fats, oils & grease from food
- Free-rinsing formulation
- USDA applicable

Package: 5 gal pail
Mfg Model No: R11335
Grainger Item No: 4TML2

Z-Tread Spray Buff Solution

Ready-to-use spray buff formulation cleans and rejuvenates most types of floor finishes. Eliminates need for frequent stripping and refinishing. Restores gloss and repairs scratch marks. Great for spot burnishing and daily maintenance on high gloss finishes.

- Spot spray and buff
- Daily maintenance
- Restores scratches

Package: 1 quart
Mfg Model No: R04201
Grainger Item No: 3HUT2

Package: 1 gallon
Mfg Model No: R04224
Grainger Item No: 3HUT3

Z-Tread Burnish Restorer

Environmentally preferred, concentrated, floor gloss restorer cleans and prepares floor for burnishing in one easy step. Eliminates need for frequent stripping and refinishing.

- Apply prior to burnishing
- Works at only 2oz per gallon
- Requires no rinsing

Package: 1 gallon
Mfg Model No: R03824
Grainger Item No: 3HUR4

Package: 5 gal pail
Mfg Model No: R03835
Grainger Item No: 3HUR5

Broad Spectrum Disinfectant Floor Cleaner

Environmentally preferred neutral floor and hard surface cleaner disinfects floors and hard surfaces. Hospital grade disinfectant eliminates bacteria, fungi and viruses including HIV, MRSA, and Staph.

- Cleans and disinfects without damaging floor finishes
- Hospital grade
- Leaves pleasant fresh fragrance

Package: 1 gallon
Mfg Model No: R02124
Grainger Item No: 3HUY9

Package: 5 gal pail
Mfg Model No: R02135
Grainger Item No: 3HUZ1

Floor Care (Specialty Product)

Zep Professional Z-Tread Black Floor Finish.

No harsh ammonia odor because Zep Professional Z-Tread is made without this unpleasant, irritating ingredient.

Environmentally responsible technology using non-metal interlocking polymers that form a high performance, high gloss finish.

All-in-one product so there's no need to come back with an extra gloss coat.

Easy to apply and fast drying - within just 15 to 30 minutes.

Excellent slip resistance that meets or exceeds Slip Resistant Standards* (when properly maintained).

Package: 5 gal pail
Zep SKU: R16635
Grainger SKU: 5DMZ3
Package: 55 gal drum
Zep SKU: R16685
Grainger SKU: 5DMZ4

GREENLINK
GREEN PRODUCTS THAT WORK