



NEOGARD

# **Preventive Maintenance Manual**

*NEOGARD Floor Coating Systems  
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NEOGARD Floor Coating Systems are designed to be long lasting and provide years of trouble-free service. Good general maintenance practices along with preventive maintenance will ensure the floor coating system will continue to provide service for which it is intended. NEOGARD strongly encourages the original floor coating system applicator be retained for inspections, repairs and cleaning in order to simplify warranty issues involved in alterations or repairs.

NEOGARD flooring systems benefit from a regular, thorough maintenance program. Proper maintenance will increase the life and performance of your NEOGARD floor as well as maintain the desired aesthetic appearance. Dirt and dust particles are abrasive and may scratch the surface causing it to become dull in appearance. Liquids and chemicals such as oil and grease can also stain the surface and cause damage to your NEOGARD flooring system. The cleaner the floor is kept, the longer the floor will last. Note: A slip resistant finish is available with most NEOGARD flooring systems. However, as the degree of texture and friction increases, the ease of cleaning decreases.

## **General Dos and Don'ts in Caring for your Floor**

- DO clean up spills as soon as possible.
- DO place walk-off mats at entrance ways to eliminate tracking of dirt, stones and moisture.
- DON'T slide or drag heavy equipment, drums, wooden pallets across the floor without protection.
- DO repair gouges or scratches as soon as possible.
- DON'T drop heavy or pointed objects on the floor.
- DON'T use stiff bristle brushes or abrasive pads when cleaning.

## **General Maintenance**

Sweep the floor each day either with a good quality broom or mechanical sweeper.

As required, wash the floor with warm water and detergent, following detergent manufacturer's directions. Use neutral cleaning solutions; do not use strong acids, alkalis, or bleach. *Note:* Numerous cleaners and detergents are available. Select a reputable manufacturer and complete a test area. In areas subjected to spillage of food, oils, fats, etc., such as a meat packing plant, schedule frequent, thorough cleanings. A simple hot cleaning solution puts fatty residues into suspension, but after cooling, these fats re-solidify leaving a slippery residue film on the floor. To prevent

this, use a free rinsing detergent and plenty of water. Follow this procedure:

1. Wet mop solution onto floor.
2. Scrub to loosen adhered dirt. Power scrubbing with a soft pad or soft bristle brush is recommended for large heavily soiled areas.
3. Flush off wash water with mop, squeegee or wet vacuum and discard.
4. Rinse thoroughly with clean water and hose if area permits and floor is sloped to a floor drain.

### **Removal of Forklift Wheel Marks**

1. Broom sweep area for debris and heavy build up.
2. Apply a mild solvent (mineral spirits or xylene) on wheel mark.
3. Spread solvent and allow to soften wheel mark.
4. Agitate with scrubbing device by hand or motorized device.
5. Remove solution with wet vacuum or rags.
6. Detergent scrub and rinse with water.

### **Preventive Maintenance**

Preventive Maintenance procedures should include:

- Physical Inspections
- Periodic Cleaning
- Floor System Repairs

### **Physical Inspections**

The building owner should establish semi-annual flooring inspection of the facility. Inspections should be conducted by qualified personnel (ideally the original floor coating applicator). It is important to report any visible damage to the applicator (cracks due to movement of the building, gouges, solvent or chemical attack).

Floor coating systems are subject to a wide range of abusive conditions from chemical attack to physical damage. Some more common causes of damage to floor coating systems are:

- Opening the facility for traffic prior to proper cure of the system.
- Failure to remove and clean chemical spills within a reasonable time.

- Dragging heavy, pointed metal or concrete objects across the floor coating system.
- Failure to repair damaged areas in a timely manner.
- Gouges from extreme Impact
- Excessive cracking due to movement in concrete slab or at expansion joints.
- Excessive moisture drive through concrete slab.
- Dragging pallets rather than lifting and moving.

Physical inspections should be conducted as defined by use of the area. More heavily used areas should be inspected more frequently than lesser used areas of the floor.

### **Periodic Cleaning**

Improper cleaning procedures can damage the floor coating system. Please refer to the General Maintenance section above for recommendations.

### **Floor System Repairs**

In order to protect the integrity and aesthetics of your NEOGARD floor coating system, contact a NEOGARD representative or NEOGARD applicator to make any necessary repairs. Immediately notify NEOGARD personnel or the original floor coating applicator if damage occurs. Damage will only get worse if it is left unattended. Depending upon the use of the floor coating system (traffic, mechanical abuse, chemical exposure, etc.), a new finish coat may be required after repairs have been made.







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