

Maintaining Metropolitan Quarry Tile

Floor maintenance plays a critical role in the safety and durability of your floor. In order to provide you with the best possible maintenance recommendations, we consulted with Hillyard, Inc., one of the nation's leading specialists in cleaning methods and materials. After careful study, the following information has been recommended by them.

We are confident that this information will help you care for and maintain your Metropolitan Ceramics' tile floor in the best manner possible, allowing you to enjoy your floors for many years.

If you should have additional questions or require further information, please feel free to contact either Hillyard, Inc. in St. Joseph, Missouri (800-365-1555) or Metropolitan Ceramics (800-325-3945).

RECOMMENDED MAINTENANCE PROGRAM FOR ALL INTERIOR/EXTERIOR AREAS WHERE METROPOLITAN CERAMICS' PRODUCTS ARE INSTALLED

Prepared especially for Metropolitan Ceramics by Hillyard, Inc.

The secret to a successful tile maintenance program is to begin with a clean surface. It should be the responsibility of the tile installer to thoroughly clean and remove all the grout residue and the dulling film inherent in the installation process. For ease of clean up, when installing Metropolitan's "X body" colors or METROTREAD®, we suggest using Hillyard's Super Shine All® undiluted or any other grout release product. After initial cleanup, a period should be allowed to permit proper curing 28 days for maximum grout hardness. Prior to this period, it is recommended that the installer mop the floor with a temporary coating solution of a neutral chemical cleaner (such as Hillyard's Super ShineAll®), in a ratio of one part cleaner to one part water. Neutral chemical cleaners, such as Super ShineAll®, both clean and enhance the natural soil resisting character of QUARRYBASICS® SOMERSET™ or METROTREAD®.

When construction is complete and the installation is ready for use, the surface should be cleaned with a solution of Super ShineAll® in a ratio of one cup of cleaner to one gallon of hot water. Pick up cleaning solution with wet vac or automatic scrubber and thoroughly rinse floor.

LONG TERM PROTECTION

There are many colors of grout available which can enhance a tile installation. Sand grout joints are the most vulnerable part of a tile job because of their porosity which can trap dust, dirt, grease, soap and other stains. This is especially true in kitchens, bathrooms, on patios and even foyer floor tile installations. In restaurants, particularly in the kitchen and food preparation areas, we recommend the application of a penetrating sealer to the tile

and grout surface to protect the grout and prevent entrapment of grease and food particles in the grout, and to make the joints easier to keep clean.

Applying A Penetrating Sealer

A penetrating sealer seals below the surface and normally won't alter the tile surface, unless it is over applied. These sealers help prevent moisture and stains from penetrating into the grout joints.

A penetrating sealer can best be applied with a sponge or squeegee over the entire surface. Avoid heavy build up on the tile, but let it soak into the grout. Wipe all traces of wetness off the surface of the tile with clean, dry absorbent rags within two to three minutes of application. You may want to apply a second coat after 24 hours.

NOTE: If you apply too much penetrating sealer on the tile surface, it might turn milky white. It can be removed by using Soft Scrub full strength with a nylon scrub pad.

INITIAL MAINTENANCE JUST AFTER INSTALLATION

Normally, the ceramic tile surface should be left completely free of grout haze when the job is completed. If such haze remains, it can best be removed using a solution of Hillyard's Devastator (1:1) and cold water, which should be allowed to stand for 5-8 minutes. Always pre-test in an inconspicuous area for effects on the tile surface as well as the grout. Using the Devastator solution and a single brush floor machine equipped with a strata grit brush scrub in both directions and flood rinse to remove the scrubbing solution. Then scrub again, using a solution of Hillyard's Nutra Rinse mixed 1:32 with cold water. Rinse and allow to dry over night.

COMMERCIAL CARE AND MAINTENANCE OF METROPOLITAN CERAMICS' TILE FOR RESTAURANT/CAFETERIA SERVICE AND DINING AREAS

The secret to a successful tile maintenance program is to begin with a clean surface. It should be the responsibility of the tile installer to thoroughly clean and remove all the grout residue and the dulling file inherent in the installation process. After initial cleanup, a period should be allowed to permit proper curing 28 days for maximum grout hardness. Prior to this period, it is recommended that the installer mop the floor with a temporary coating solution of a neutral chemical cleaner (such as Hillyard's Super ShineAll), in a ratio of one part cleaner to one part water. Neutral chemical cleaners, such as Super ShineAll, both clean and enhance the natural soiling resisting character of QUARRYBASICS® OR SOMERSET™ tile.

Recommended Maintenance

Equipment Needed:

Broom, Dust Pan, Clean Synthetic * Mop and Mop Handle, Wet Floor Signs, Clean Mop Bucket and Wringer, Hillyard Assurance® (all-purpose cleaner), Swivel Scrub Brush, Wood Handle for Scrub Brush, Utility Bucket, Water Wand and Handle.

For the QUARRYBASICS "X" Series, the use of a nylon/poly looped end mop (such as Whilen's Rough Rider, phone 800-325-1051 or Haste Manufacturing Inc.'s RuFFloor Looped End Wet Mops, phone 800-228-6677 for closest dealer) is suggested.

Daily Cleaning:

1. Sweep entire area of floor to be cleaned with a broom. Use dust pan to pick up dirt and debris.
2. Fill clean mop bucket with 4 gallons of clean, hot water and add eight ounces of Hillyard Assurance® all purpose cleaner to the mop bucket. (To remove grease and stubborn stains on commercial kitchen floors, scrub floor with deck brush or use a mop with Hillyard's Assurance® add four ounces per gallon of hot water. Assurance will remove animal fats, blood, vegetable oils and other stubborn stains found in commercial kitchens. USDA approved, A4.)
3. Place wet floor signs on area to be cleaned.
4. Dip a clean synthetic mop into the cleaning solution. Wring out the mop to the point it's well saturated, but not dripping. **IMPORTANT:** Do not use the kitchen mop to clean the dining area.
5. Mop a 10 x 10 ft. area in a figure 8 motion. Turn mop over as one side becomes soiled.
6. Place mop back into mop bucket, moving it up and down in the cleaning solution. Wring out excess.
7. Mop the next 10 x 10 ft. area.
8. Continue this same procedure until the entire floor is clean. Remember to change the cleaning solution as it becomes dirty.
9. Be sure to clean all corners and door jams.
10. When finished, thoroughly rinse mop, bucket and wringer with clean water. Return clean equipment to proper storage area.

At least once per week, and more often if necessary, the floor should be scrubbed with a solution of Hillyard Assurance®, all purpose cleaner and a scrub brush. NOTE: For faster results, a single brush floor machine equipped with a scrubbing brush is recommended.

Weekly Floor Scrubbing procedures are required for QUARRYBASICS® "X" Series in order to keep the floor clean and safe.

Weekly Floor Scrubbing:

1. Sweep entire area of floor to be scrubbed with a broom. Use dust pan to pick up dirt and debris.
2. Fill a utility bucket to the two gallon mark with hot water and add four ounces of Hillyard Assurance®.
3. Place wet floor signs on area to be scrubbed.
4. Pour approximately one quart of the cleaning solution onto the floor.
5. Scrub a 10 x 10 ft. area with the swivel scrub brush by applying downward pressure in a back-and-forth motion. Pay particular attention to the grout joints.
6. After the section has been scrubbed in both directions, push the cleaning solution with the water wand (squeegee) to the nearest floor drain. NOTE: For faster results, pick up scrubbing solution with wet vac.
7. Fill a clean mop bucket with clean water and damp mop rinse the section which has just been scrubbed. (For the QUARRYBASICS "X" Series, the use of a nylon/poly looped end mop (such as Whilen's Rough Rider, phone 800 2417371 or Haste Manufacturing Inc.'s RuFFloor Looped End Wet Mops, phone 800 228 6677 for closest dealer) is suggested.) Be sure to change rinse water frequently to help ensure all residue is removed.
8. Following the procedures outlined, continue until the entire floor has been scrubbed and rinsed.

ABOVE ALL ELSE, REMEMBER YOU CAN'T CLEAN A FLOOR WITH DIRTY EQUIPMENT. Rinse mop thoroughly by running clean, hot water through the mop head at the utility sink. Twist the mop in the wringer and wring out as much water as possible. Hang the mop upside down to air dry. Always rinse out mop bucket and wringer with clean water.

RESIDENTIAL CARE AND MAINTENANCE OF METROPOLITAN CERAMICS UNGLAZED CERAMIC TILE

A Metropolitan Ceramics tile floor is one of the easiest surfaces to maintain. The best maintenance program for residential ceramic floor tile consists of good dirt and abrasive grit control, early removal of accidental stains and spills, and a regular floor protection program.

Routine mopping using Hillyard's Super Shine-All™ neutral cleaner will keep your Metropolitan Ceramics tile floor clean and attractive and enhance the natural soil-resisting characteristics of the tile. Normally, rinsing is not necessary, however, if the floor is extremely dirty, rinse with clean water

Recommended Routine Maintenance:

1. Dust mop daily to remove dust, dirt, and grit using a Hillyard's Super HiTone™ treated dust mop.
2. Routinely mop or autoscrub the surface with a neutral liquid cleaner such as Hillyard's Super Shine-All™, in a ratio of one cup cleaner to three gallons of warm water.
3. Pick up all dirty cleaning solution and allow to dry thoroughly.

STAIN REMOVAL

Although some spills can be removed using household type cleaners, periodically accidents or abuse may result in a stain that is much more difficult to remove. A guide to removing these stains is shown below: (Note, some stains, i.e., permanent ink may never be 100% removed).

TYPE OF STAIN:	STAIN REMOVAL AGENT:
Blood, Coffee, Tea, Fruit Juices, Fats, Lipstick, Grease	Hillyard Super Grease Buster® or Assurance®. Use according to labeled directions. If stain remains, hydrogen peroxide or household bleach may be effective. Be cautious to never mix Super Grease Buster® with hydrogen peroxide or bleach.
Inks, Colored Dyes	Writing ink can often be removed with a solution of Hillyard Super Shine-All®. For water based marking ink and indelible ink, try ammonia. Sometimes household bleach is effective, however, be careful to never mix household bleach with ammonia.
Iodine	Ammonia
Mercurochrome	Household bleach
Nail Polish	Dissolve with polish remover

Grout Enhancement

After a period of time you may notice your grout becoming dull and gray; thoroughly scrub your floor with Hillyard's Assurance® at four ounces per gallon of hot water and a deck brush, paying particular attention to the grouted areas. When the floor has been thoroughly scrubbed, rinse with cold clear water, then using a solution of Hillyard's Nutra-Rinse at four ounces per gallon of water rescrub the entire floor, paying particular attention to the grout, then rinse again with cold clear water.

The Wearing Surface

As previously mentioned, the basic Super Shine-All® maintenance program and normal wear will work together to develop a natural patina to the surface of your Metropolitan Ceramics floor over time.

If power scrubbing equipment is used, we recommend the Flo-Pac Scrub Grit Brush for aggressive scrubbing and stripping and the Flo-Pac Lustra-Buff Brush for light cleaning and buffing.

Good luck with your Metropolitan Ceramics' floor. Please feel free to call our home office at 800-325-3945 or by email us at info@ironrockcapital.com