

# FILIP*Smarter* **Delivering** **Knowledge** Solutions

## **Resilient & Hard Floor Common Floor Issues**

- ❖ **Matrix**
- ❖ **Causes**
- ❖ **Solutions**



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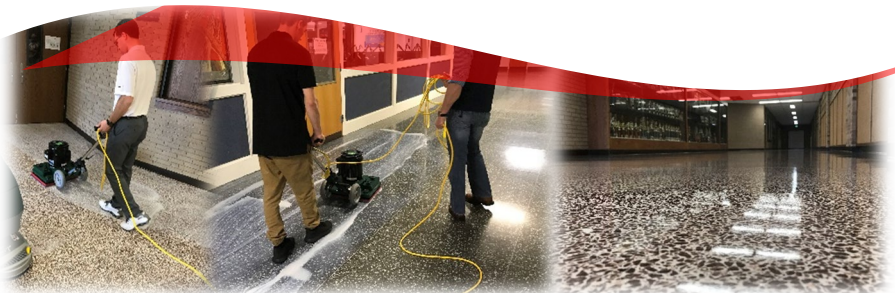
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# Resilient and Hard Floor Matrix

1<sup>st</sup> box = "common problem". Each number = corresponding "cause". Each letter(s) = "recommended solution".

Black marks on Finish	1	2	20							
	A	A	S&L							
Difficulty in Removal of Built up Finish	21	13	16	17	12					
	T-C-Q	R	C	R	Z					
Pour Initial Gloss	1	3	5	28	29	10	11	14	16	22
	A	B	U	I	O	B	N	C	C	A
Coating is Slippery	1	2	6	9	10	20	22			
	A	A	D-K	B-E	B	S	C			
Drying Slowly	19	23	24							
	H	F	G							
Coating Tacky or Sticky	3	4	5	7	10	19	23	24	29	
	B	U	U	F-M	B	H	F	G	O	A
Coating is Powdering	3	5	8	14	20	1				
	B	U	J	C	S	A				
Streaks/Poor Leveling	7	11	19	24	14	3	31			
	N	N	H	G	C	B	C			
Scratches	1	18	20	25						
	A	A-C	S	L						
Poor Durability in High Traffic Areas	1	2	9	10	20	25				
	A	A	V	B	S	L				
Fish Eyes	3	22	24							
	W	C	G							
Furniture Sticking to Floor (coating)	7	23								
	H	F								
Coating Discoloration	1	2	10	13	16	20	21	25	3	5
	A	A	B	R	C	S	T	L	B	U
Dirt Picked up in Coating	22	20	9	5						
	C	S	V	U						
White Spots Appear if Water gets on Coating	7	19								
	M-H	H								
Coating Odor is Objectionable	3	26	27							
	Y	S	P							
Blotchy Appearance	3	5	7	27						
	B	U	M-H	P						
Circular Rings (Buffing circles in finish)	8									
	J									



# Resilient & Hard Floor Problems Causes

1. Insufficient initial coats of finish or seal, or coats applied too thinly. Extremely damaged and/or highly porous flooring.
2. Existing floor coating is too worn for conditions.
3. Dirty, contaminated mops or equipment may have been used.
4. Soiled mop water.
5. Inadequate/improper rinse after scrubbing and re-coat.
6. Dust mop treatment use causes slippery floor especially when wet.
7. Insufficient time left to dry and/or cure, or re-coated too soon.
8. Pad filled beyond capacity to perform effectively.
9. Improper cleaner dilution used.
10. Outside contamination too great.
11. Forced drying with floor fan too soon after finish application.
12. Insufficient dwell time of "Stripper" or "Cleaner" and/or too weak dilution for the task, soil load or finish load.
13. Strip pad or brush used NOT aggressive enough.
14. Mill or factory finish was never totally removed.
15. Semi-permanent seal was used instead of Hi-Pro strip pad.
16. Stripping brush was used instead of Hi-Pro strip pad.
17. Excessive build up.
18. Floor coating was applied too heavily.
19. Current maintenance program, scrubbing pads and cleaning frequencies are not sufficient for traffic conditions in this area.
20. Improper detailing of edges, corners and/or higher traffic areas at time of initial strip and re-coat.
21. Re-coating performed without proper floor cleaning or preparation.
22. Humidity of area was too high (85% +) and/or insufficient air movement.
23. Work area and/or flooring material is too cold.
24. Re-evaluate entrances walk off matting and /or entrance filtering program.
25. Alkali scavenger contained in coating was activated.
26. Poured contaminated, unused finish back into original container, left top off container or left finish in bucket overnight.
27. Poor burnishing or use of wrong pads.
28. Improper neutralizing and rinse.
29. Rubberized burnish pad were used.
30. Floor finish contaminated or frozen or left in extreme heat.



# Resilient & Hard Floor - Solutions

## The Fix

- A. Scrub and re-coat floor.
- B. Check for outside contamination from your mops, tools, equipment or conventional residuals and/or contaminants from adjoining areas.
- C. Re-strip and re-coat floor using appropriate procedures.
- D. Use non-treated dust mop heads. Consider Microfiber dust mop heads, they are more efficient.
- E. Use ES71 at proper dilution to clean soil condition of floors.
- F. Use floor fan for drying. Wait 5-10 minutes after coating applied before turning on floor fan...direct air flow Upwards.
- G. Apply all coating when temperature is above 40°F.
- H. Use thin to medium coats in most coating applications.
- I. Burnish pad may not be aggressive enough and/or burnisher may not have enough pad pressure or is not fast enough to give ideal results.
- J. Check & clean burnish pads frequently.
- K. Increase dust mopping frequency. Do not use dust mop treatments. Use Microfiber dust mops.
- L. Increase length of walk off mats. Incorporate a strategic, proper Entrance Filter System (Walk off mats) that removes soil and moisture more efficiently and effectively.
- M. All coating more dry and/or cure time.
- O. Flood rinse with clean water then damp mop rinse.
- P. Never pour un-used finish back into original container. Never leave cap or top off container for an extended time.
- Q. Always do tripper pre-test in several different representative areas to determine your proper dilution ratio.
- R. Use ONLY Dominator/Hi-Pro stripping pads or Strato grit brush for flooring with grout. Some operations require both. Test for best results.
- S. Re-evaluate floor maintenance program and make necessary adjustments.
- T. If practical, spot-strip affected areas and re-coat that patched up areas with 3 or more coats then burnish blend the last (third) coat on the edge(s). Add more coatings as necessary.
- U. Change your rinse water frequently when visibly soiled.
- V. Check dilution ES71.
- W. All mops and tools must be clean, properly set up and free of conventional cleaner residuals.
- X. Re-flood rinse floor with clear water. Always test pH. Reading should be between 6.5-9.
- Y. Clean and rinse all buckets and wringers.
- Z. Extend dwell time.

