



JWN

FACILITIES MANAGEMENT

Floor Cleaning Services

Regular cleaning of floor tiles normally involves either damp or wet mopping and the frequency of cleaning is generally aligned to the amount of traffic across the area and just how dirty the environment is.

Regardless of these factors though, there is still a need to carry out periodic maintenance on the tiles to remove built up grime and oils and to sanitise surfaces, particularly in washrooms where uric acid around urinals and toilet pans can create unpleasant odours (mainly due to bacteria in porous grout and on the tile surface).

There are a number of methods used to clean and sanitise tiles, including machine scrubbing, but by far the most effective method is the high pressure (using hotwater) extraction cleaning of floor tiles. This process normally involves:

- Treating the floor with either an alkali or acid product in order to assist in the release of soiling
- Employing specialised cleaning tools using high pressure, hotwater to loosen soiling from tile surface and grout
- A high velocity 'wet vac' system to extract both residual soiling and all liquid from the floor
- A number of passes may be required depending on the condition of the floor



Units 2, 3 & 4-46 Sandringham Avenue, Thornton
Phone 02 4964 1019

265 King Street, Newcastle NSW 2300
Phone 02 4925 7717

Mail PO Box 3220, Thornton NSW 2322 **Email** frontdesk@jwngroup.com **www.jwngroup.com**

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Vinyl Flooring

What are the problems we see with Commercial Vinyl Floors

- scuff marks (often from shoes) and scratches (from furniture), which mopping will not fix
- a build up of grime and soiling, particularly in industrial environments or where the cleaning frequency may not be high enough
- loss of lustre and shine - the top seal may be starting to degrade
- loss of shine and embedded dull/soiled appearance (particularly in traffic areas or around furniture) which cannot be removed by mopping

This describes a vinyl floor getting progressively worse as periodic and restorative maintenance does not occur to remedy the issues.

What is a Vinyl Maintenance Plan

- Regular mopping (frequency determined by the number of staff and the soil levels)
- Machine buffing or spray polishing (if it is regularly maintained) to restore shine and remove scuff marks
- Machine scrub and reapply the top coat (but often floors are degraded beyond this point)
- A full strip and re-seal of the vinyl to restore the surface

Sealing and Maintaining Vinyl Flooring

Sealed vinyl is a finish that provides some very positive benefits with regard to cleaning, hygiene and maintenance. The actual sealing process varies depending if the floor is new or has been previously sealed. A new floor is generally prepared thoroughly by machine scrubbing, neutralising the floor and then applying a base layer of sealer, followed by a number of layers of top coat. The texture of the seal varies from relatively flat, matte through to high gloss.

The amount of wear and tear and the amount of maintenance carried out will determine how often a sealed floor needs to be completely stripped back and then resealed. This process involves the use of an aggressive chemical stripping agent, combined with machine scrubbing and extraction of the residual. Once the floor is neutralised, new layers of sealer can be evenly applied. The technician may need several hours to perform this procedure.

Commercial Carpet Cleaning - For Health, Maintenance and Odour Control

To maintain the look and functionality of carpet, a proper cleaning and maintenance program can be just as important as the initial purchase decisions of specifying carpet colour, pattern, density and fibre type. If cared for properly, carpets can last up to a decade, compared to only two to three years if ignored.

What should a Carpet Maintenance Program look like?

- Preventative maintenance via barrier matting at entrance ways (to reduce up to 90% of soiling)
- Vacuuming at the right frequency
- Spot clean stains as they occur
- Periodic maintenance via hot water extraction (some refer to it as 'steam cleaning')

JWN can provide expert advice in the care and handling of all carpet types and outside the regular cleaning service, can arrange the maintenance service required to not only protect your investment in an expensive floor covering but also ensure the well being of staff and visitors to your site.

