



ESD Modular Carpet Tile Maintenance Guide

IDENTIFY AND ADDRESS ALL SOURCES OF SOILING:

- **Parking lots/ Entrances** (By maintaining a clean exterior, dirt coming in the building will be minimized.)
- **Transition areas (hard surface to carpet)** - clean frequently to prevent soil from tracking to carpet.
- **Food service areas/ Restrooms/ Water coolers**- matting may be required in areas where moisture, oil and grease are present.

ENTRY MATS (Keep Dirt Outside):

- **Two mat categories**
 - Soil Removal- used at exterior entrances to remove soil from shoes.
 - Absorbent mats- used inside to prevent moisture from getting on the carpet.
- Mats should cover at least 6 footsteps to capture soil transferring from shoes. Additional matting may be necessary during inclement weather.
- Keep mats clean (mats must be properly placed throughout the facility and maintained on a regular basis.)

VACUUMING IS THE MOST IMPORTANT PROCESS IN YOUR MAINTENANCE PROGRAM:

- 80% to 85% of dry soil can be removed by proper vacuuming.
- Institute's Seal of Approval (SOA)/Green Label Vacuum Cleaner Program (www.carpet-rug.org)
- Commercial, dual-monitor upright, top-loading vacuums are recommended.
- Maintain working condition of vacuums with special attention to the bag (empty when half full)

PROMPT ATTENTION TO SPOTS AND SPILLS IS ESSENTIAL:

- Use General Soil Spot Removers, like Shaw's R2X, R2X Green or R2Xtra for most common spots and spills. Additional cleaning agents are listing in the Carpet and Rug Institute's Seal of Approval (SOA) Program (www.carpet-rug.org)
- Use solvent spotters for oil/ grease (petroleum-based spots). Solvent gels preferred. Follow manufacture's recommendations when using solvents. Rinsing may be necessary.
- Use specialty products (www.proschioce.com) for set stains where color has been added or altered:
 - CTI Pro's Choice Red Relief (acid dye stains-colored soft drinks, medicines, ECT...).

- CTI Pro's Choice Stain Magic (organic dye stains-coffee, tea, mustard, etc....).

APPEARANCE MANAGEMENT/ INTERIM SYSTEMS:

- Encapsulation- process using CRI SOA cleaning agents and a dual-cylindrical counter-rotating brush machine for agitation. Always pre-vacuum. NOTE: Hot water extraction is recommended after every third (3rd) encapsulation.
- Walk Behind Extractors- Use CRI approved cleaning agents or [ElectraClean ESD floor cleaner](#) diluted to manufacturer's recommendations, be sure to operate at lowest speed.
- **Bonnet Cleaning- NOT recommended!**

DEEP CLEANING PROCESS:

- Hot Water Extraction Procedure- Always pre-vacuum. Apply an approved pre-spray cleaning agent in the CRI (SOA) program. Agitate with mechanical brush and allow 10 minutes dwell time. Extract with hot water or use a low PH rinse agent or [ElectraClean ESD floor cleaner](#) diluted to manufacturer's recommendations in the machine. We recommend CRI Gold Rated Equipment.

Examples of Equipment:

- Truck mount units maintain a higher pressure and temperature.
- High Flow Extractors
- Portable box and wand- minimum 200 psi and approximately 1 gallon of water flow per minute.
- To prevent wicking use air movers to expedite drying. Be sure facility HVAC is on during cleaning and remains on for at least 12 hours afterward.

RESOURCES:

- **Shaw's M.A.C (Maintenance and Cleaning) Advantage** web based training program is available @ www.shawcleanfloors.com, contact United Static Control Products for access.
- For Technical assistance or maintenance related questions please contact us at 719 676 3928 ext. 7000 or email us at techsupport@ultrastatic.com
- For a list of certified professional cleaners in your area, contact The Institute of Inspection, Cleaning and Restoration (IICRC) @ (800) 835-4624 or online at www.iicrc.org.



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Suggested Frequency Chart for Commercial Carpet Care*

Traffic Level	Vacuum	Spot Removal	Interim Cleaning Appearance Management	Hot Water Extraction
LIGHT -Private Offices -Cubicles	2+ times per week	As needed	As needed	1 x per year
MODERATE -Shared offices -Secondary Hallways -Conference Rooms -Classrooms	1 time per day	As needed	As needed	2x per year
HEAVY -Common Entrances -Elevators -Main Hallways -Break Rooms -Work Rooms -Mail Rooms -Patient Rooms -Waiting Areas	1+times per day	As needed	Monthly	4x per year
EXTRA HEAVY** -Common Entrances in Severe Climates -Cafeterias/ Food Service Areas -Extra Heavy Traffic	1+ times per day	As needed	Weekly	Monthly

*This chart represents a general guideline; your program should be customized to your specific conditions

**Extra heavy traffic and soiling conditions require more frequent attention

Note-Use of a pile lifter may be a consideration. Pile lifting helps restore the surface pile yarns and helps remove embedded soil.

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