

# Floor Finishing



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# 1. Floor Finishing Application

## Preparation

Before starting the application bring all tools and materials into the work area. Remove all moveable objects from the room and place warning signs all around. Have crew use duct tape and plastic sheeting at door entrances to prevent seepage to other areas where floor finish is not applied.

## Safe Procedures

Your crew should be familiar with the material safety data sheets (MSDS) and operation of the equipment required. Clean footwear, without treads that is easily removable is recommended. Product should be used according to manufacturers' specifications. The finish and sealer you use should never be diluted.

## Application

Use a plastic trash bag or plastic liner inside the mop bucket before pouring finish, to prevent contamination of the product. Use new mop heads so as not to mix with other chemicals and follow manufacturers' instructions for proper application.

Agitate mop lightly in the finish, for no longer than 20-25 seconds. Gently wring out excess finish without twisting or doubling over the mop head.

Apply the finish using a figure eight pattern with a three inch overlap. Using this pattern prevents the mop strands from leaving a swirl pattern. Work close to the mop bucket when applying the finish, to avoid rapid drying or uneven spreading. Replace mop heads and/or finish if they come into contact with other contaminants. Never pour used finish back into original container.

## Drying Time

Approximately one gallon of finish covers 2000 sq. ft. of tile flooring with one coat. Streaking, with a dull finish, may indicate the finish is laid on too thinly, whereas a prolonged drying time may mean coat is too thick. Most finishes take approximately 30-40 minutes to dry and once completely so, may be re-coated. Test for dryness several times before re-applying. Forced drying of the floor finish may damage the appearance. If you must use fans to speed up the drying process, use indirectly across the floor to prevent rippling of the finish.

## Finishing Touches and Tips

- \* always apply finish to a clean floor, ideally when it has just been stripped or scrubbed
- \* in larger centres where stripping/finishing cannot be completed in one process, have your crew complete the tasks in segments, leaving time to finish each segment completely
- \* no traffic on a floor with less than two coats of finish
- \* the floor should be ready for traffic about 30-40 minutes after last coat has dried
- \* wait twenty-four hours before buffing a newly finished floor

# 1. Floor Finishing

## Why use floor finish?

To put a protective surface on the floor

To ease in cleaning

To enhance the beauty of floors

To increase the overall appearance level of the building because the first impression is the lasting impression

Without floor finish the floor scuffs easily

## Equipment Required

Autoscrubber or Rotary Floor Machine

Wet Floor signs

Dust Mop

Dustpan

Broom

Putty Knife (Stand up scraper )

Wet Mop (Cotton)

Finish Mop

Bucket and Wringer

Garbage bag

Terry Towel

Doodlebug Holder

Doodlebug pads Black

Black or Hi Pro Stripping pad

Floor Sealer ?

Floor Finish

Floor Finish Stripper

Measuring device

Neutral floor cleaner

Carpet Blower

Wet Vac

Strpping / Safety Shoes



\*Each coat should be the thickness of wax paper

## Pointers:

1. Always use "Wet Floor" signs when applying floor finish.
2. Apply finish to a small enough area so that edges will not dry before the next area is started. If the finish does dry, lap marks can be caused.
3. Work quickly from one area o another to prevent lap marks caused by drying.
4. Rinse mop with clear water before use

## 2a. Applying Floor Finish

### Using the 3M Easy Shine Applicator System

1. Prepare floor surface for coating.
2. Using the trigger at the top of the handle, depress to dispense a 4" (10 cm) puddle of floor finish onto your floor.
3. Applicator system will utilize the same application approach as conventional floor finish mop. Move applicator pad into the "puddle" to load the pad for initial use.
4. While moving applicator to new floor areas, dispense finish periodically and use U-shaped motion (section applications) as with conventional floor coating procedures.
5. Move at an even, uniform pace. Keep floor finish applicator pad uniformly wet with floor finish for proper coverage from one section to another.

### Clean Up - (Room-to-room transportation, short-term storage and long-term storage)

1. Area to area or room-to-room transportation: Enclose applicator pad and holder in a plastic bag or suitable tray/pan.
2. Short-term storage: Remove applicator pad and rinse pad with water. Rinse off base of holder with water and dry. Insert dispense tube into the gold lever on the bottom of the applicator pad holder. Leave floor finish bag attached to unit. Unit is ready for short-term storage.
3. Long-term storage: Remove applicator pad and rinse pad with water (applicator pads may be laundered) allow pad to thoroughly dry. Disconnect floor finish or chemical pouch, replace with clean up pouch (filled with potable water). Dispense water through system until clean, clear water flows from pinch tube. Rinse off holder and dry. Remove clean up pouch, depress dispense trigger to remove excess water. Insert dispense tube into the gold lever on the bottom of the applicator pad holder. Unit is ready for long-term storage.

Click [here](#) to watch the Easy Shine Applicator System video.



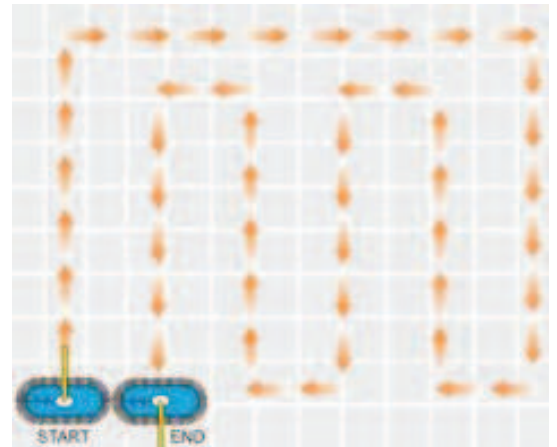
## 2b. Applying Floor Finish

### Using a Mop

1. Place the approximate amount of finish necessary to do the job in a bucket.
2. Immerse mop in bucket of finish and wring or tamp slightly (mop should not be dripping). Wring or tamp slowly to prevent foaming.
3. "Cut-In" along edges of a small area. Fill in. Apply finish by cutting in edges to form a rectangle or square and fill in area in a figure 8 pattern.

*\*Note: On the second coat keep 6" away from the wall. This procedure prevents build up on non traffic areas.*

4. Continue to next small area "cut in" and fill in work into the still damp finish of previous area to avoid lap marks.
5. Apply two coats of sealer three coats of finish to complete floor.



### Pointers:

To save clean up time, line bucket with plastic bag.

Use a clean mop which has been wetted with water and wrung out completely so it will not absorb too much finish.

Bucket and wringer must be clean.



## 2c. Applying Floor Finish

### Using a Pressure Spray System

1. Fill pressure sprayer with floor finish
2. Apply pressure by pumping.
3. Pre-spray applicator to moisten with finish.
4. Place tank over shoulder so tank is hanging on back.
5. Spray finish immediately in front of applicator.  
Walk back at a moderate pace, pulling applicator through sprayed area.
6. Be careful not to spray finish onto area already finished.
7. Overlap previous pass by 4".
8. Clean up:
  - Rinse tank with water
  - Thoroughly flush feed line with water
  - Wash applicator with water
  - Wash of tank with cleaner and a soft cloth



### Using an Applicator with a Reservoir Tank

1. Fill reservoir tank with floor finish.
2. Saturate applicator with finish.
3. Adjust valve to allow proper amount of finish to flow onto leading edge of applicator (no puddles).
4. Walk back in a straight line. Overlap the previous pass slightly.
5. Clean up (rinse tank hose and applicator thoroughly).



## 3. Low Gloss Floor Finish

### IS CLEANLINESS NEXT TO GLOSSINESS?

Floors can set the initial impression a visitor has of a building, the quality of that business and the pride for that facility. The floor is the main surface in a facility and it will take constant abuse with hundreds and thousands of feet each and every day. In addition to this, abuse from changing weather conditions, dirt and grime carried inside on the soles of shoes, carts with wheels pulled across floors are a challenge to deal with as well.

Beautiful floors are a result of proper selection and application of high quality floor care products coupled with regular maintenance using proper procedures. But what happens when you NEED

### CLEAN FLOORS THAT ARE NOT GLOSSY!

High-gloss floors can present problems for the administrators and residents of many buildings, especially healthcare facilities. High-gloss finishes can cause facility residents and patients with Alzheimer's and Parkinson's diseases, multi-infarct dementia, senile dementia and other dementia to experience dizziness and depth-perception problems. To these folks, the floor can appear wet or look slippery.

Application and maintenance differs for high-gloss and no-glare low-gloss finishes. Some manufacturers use silica in their finish to decrease gloss. Silica (sand) must be distributed evenly in the finish to achieve a no-glare non streaked finish. Silica tends to fall out (you can't fight gravity) of the finish to the bottom of the pail. You have to keep it mixed. The customer won't see the shinny scuffs in Prevent as you do in the competitive no-glare products.



## 4. Regard Floor Care System



For over 35 years, Wesclean has been supplying customers with national brand name products and the most reliable service in the industry. We understand the challenges associated with facility cleaning, maintenance and the environmental impact associated with cleaning products. After many years of research we are proud to introduce Wesclean's Regard® brand of products.

Regard® by Wesclean offers a complete comprehensive floor care system of floor finishes, sealers, strippers, cleaners and restorers which are specially formulated for all cleaning environments. Regard® makes floor maintenance quick and efficient, while maximizing labour savings, improving performance and reducing costs.

- easy to use
- versatile - can be used on all resilient floor types
- time and cost effective

## 4. Regard Floor Care System Products

Item Code	Product	Description	Size
<b>Floor Finishes</b>			
R0201660	Lumina Floor Finish 	A ultra high speed floor finish with a 25% solids content. Delivers a durable high gloss finish with a high mark resistance. To be used on all resilient and non-resilient floors.	18.9 L
R0101653	Crystalline Floor Finish 	A high speed, high gloss floor finish with a 20% solids content, to be used on all resilient and non-resilient floors. Great for medium to low burnishing frequencies.	18.9 L
R0301605	Northern Glo Floor Finish 	A low maintenance floor finish that provides a great initial gloss that lasts and requires a low to no burnishing program. To be used on all resilient and non-resilient floors. Ideal for those with limited maintenance staff and/or time.	18.9 L
<b>Cleaners / Enhancers</b>			
R1201138	Sun Shower AP Cleaner 	An effective daily neutral cleaner, free from alkalis and acids. Can be used with hot or cold, hard or soft water, does not leave a film or haze, and will not streak or dull floor finishes. Does not require rinsing. Dilution: 1:128 - 1:256.	18.9 L
<b>Strippers</b>			
R0701154	Arctic Blast Stripper 	A super concentrated floor stripper designed to remove the heaviest floor finish buildups. Safe to use on multiple types of floors. Non-amoniated, low odor stripper. Dilution: 1:8 - 1:16.	18.9 L
<b>Sealers / Restorers</b>			
R1701607	White Out Sealer 	White Out is a high gloss, durable and detergent resistant basecoat to be used on all types of resilient tile and terrazzo floors. Compatible with all water-based finishes and will not yellow or powder.	18.9 L
R1000618	Second Wind Restorer 	A daily floor maintainer that is an ideal supplement to buffing and prolongs the time between buffing. Excellent for cleaning and shining floor finishes where machine floor maintenance operations are not used. Dilution: 1:32 - 1:64.	18.9 L

## 5. Pioneer Floor Care System








Pioneer Eclipse® remains the only true "systems" company operating in the ultra high speed floor care industry. They develop innovative, high quality floor care systems and solutions for the cleaning and maintenance of building, distribution, education, government, healthcare, and retail industries in North America and internationally.


Pioneer Eclipse offers floor care chemical products, such as hard floor, wood floor, carpet, maintainers and neutralizers, sealers and degreasers. It is their mission to lead the floor care industry with innovative, high-performance, high-quality products and services that deliver superior results with greater efficiency and improved environmental responsibility and sustainability.


- Especially efficient when used with ultra high speed burnishers and equipment
- Environmentally responsible products and production process
- Time efficient and simple to use
- Excellent for use on all resilient tiles and hard floors

## 5. Pioneer Floor Care System

Item Code	Product	Description	Size
<b>Floor Finishes</b>			
0530040	Equinox Floor Finish 	A high speed, high gloss, scuff resistant coating for all resilient tile flooring that reduces the frequency of recoating and burnishing. Ideal for a 5-7 days/week maintenance program. Coating is non-yellowing and slip resistant.	9.5 L 2/CS
R4400165	WonderStar Floor Finish 	A low maintenance floor finish to be used on all resilient tile floors. This finish is easy to apply, and maintains a long lasting gloss without buffing. Its fast drying formula ensures application is quick and easy.	9.5 L 2/CS
0530020	EconoStar Floor Finish 	An economical floor finish that produces a durable protective coating to be used on all resilient tile flooring, and a brilliant wet-look shine.	9.5 L 2/CS

<b>Cleaners / Enhancers</b>			
0170090	Eclipse Neutral Cleaner 	A low pH, low foaming, all-purpose floor cleaner that can be used on all washable surfaces, all resilient tile flooring and for deep scrubbing applications. Effectively neutralizes residues after stripping and scrubbing. Dilution: 1:128.	9.5 L 2/CS
0530095	Rebound Restorer 	A slip resistant, concentrated formula for all resilient tile flooring that may be applied by machine or damp-mop. Cleans and enhances coating for brilliant wet-look shine when burnished with ultra high speed (UHS) burnishers. Dilution: 1:32 - 1:64.	9.5 L 2/CS

<b>Strippers</b>			
0590150	Formula X Stripper 	A powerful, ultra-high performance, non-ammoniated formula for all resilient tile flooring that is fast acting (~5-10 minutes contact time), works effectively and removes most sealers in one pass. Low foaming. Citrus scent. Dilution: 1:4 - 1:8.	9.5 L 2/CS

<b>Sealers</b>			
0560120	First Step Sealer 	A water-based sealer perfect for all resilient tile flooring and high traffic areas. Great for ultra high speed (UHS) maintenance programs. Detergent resistant and will withstand repeated scrubbing. Will not yellow or darken floor coating.	9.5 L 2/CS

# Contact information & Branch Locations

## **Edmonton**

11450 -149 Street  
Edmonton, AB T5M 1W7  
Toll Free: 1.800.451.1533  
Tel: 780.451.1533  
Fax: 780.452.0676

## **Kamloops**

#9, 953 Laval Crescent  
Kamloops, BC V2C 5P4  
Toll Free: 1.800.665.6535  
Tel: 250.372.1714  
Fax: 250.372.5535

## **Saskatoon**

300 - 1720 Ontario Avenue  
Saskatoon, SK S7K 1T2  
Toll Free: 1.866.382.1199  
Tel: 306.382.1199  
Fax: 306.955.5215

## **Burnaby**

4082 McConnell Court  
Burnaby, BC V5A 3L8  
Toll Free: 1.800.434.2813  
Tel: 604.421.7150  
Fax: 604.421.2504

## **Lethbridge**

#9, 3205 - 6 Avenue N  
Lethbridge, AB T1H 5C1  
Toll Free: 1.800.396.1120  
Tel: 403.327.1120  
Fax: 403.327.1670

## **Victoria**

#2, 6809 Kirkpatrick Crescent  
Saanichton, BC V8M 1Z8  
Toll Free: 1.800.663.7056  
Tel: 250.544.1280  
Fax: 250.544.1290

## **Calgary**

36 Highfield Circle SE  
Calgary, AB T2G 5N5  
Toll Free: 1.800.280.0677  
Tel: 403.243.0677  
Fax: 403.243.2095

## **Medicine Hat**

924 - 16 Street SW  
Medicine Hat, AB T1A 8A4  
Toll Free: 1.800.582.7922  
Tel: 403.526.7922  
Fax: 403.529.0790

## **Winnipeg**

#2, 1832 King Edward Street  
Winnipeg, MB R2R 0N1  
Toll Free: 1.888.236.9955  
Tel: 204.985.1330  
Fax: 204.889.1762

## **Cranbrook**

220 Slater Road  
Cranbrook, BC V1C 5C8  
Toll Free: 1.800.665.8655  
Tel: 250.426.6816  
Fax: 250.426.3353

## **Red Deer**

#7, 7973 - 49 Avenue  
Red Deer, AB T4P 2V5  
Toll Free: 1.866.308.8003  
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Fax: 403.347.8803

## **Grande Prairie**

10136 - 128 Avenue  
Grande Prairie, AB T8V 1E9  
Toll Free: 1.800.558.3380  
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Fax: 780.539.7277

## **Regina**

693 Henderson Drive  
Regina, SK S4N 6A8  
Toll Free: 1.800.213.4288  
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For more information about this and other training programs, please contact your nearest Wesclean location or visit [www.wesclean.com](http://www.wesclean.com)