

Inspiring Great Spaces®

Armstrong®
FLOORING



LUXURY FLOORING

VIVERO™

BEST AND BETTER

Maintenance Recommendations and Options



Vivero™ Best and Better are manufactured with a high-performance, hydrophobic, urethane finish that provides outstanding scratch-, stain- and scuff-resistance and improved maintenance characteristics including a low-maintenance no polish option with the option to polish. Owing to the hydrophobic properties of the floor, and in order to promote wet out of disinfectant cleaners and to ensure wet out and adequate adhesion of field-applied acrylic floor polishes/finishes, the one-time use of a floor stripper containing sodium hydroxide is required. See the Polish Options (below) for detailed information on preparing the surface to accept floor finish and disinfectant cleaners and a list of suitable floor strippers.

For Best Results:

- Do not allow any traffic on the floor for 24 hours after installation. Newly installed flooring should not be exposed to rolling load traffic for at least 72 hours after installation to allow setting and drying of the adhesive.
- If it becomes necessary to move any heavy fixtures or appliances over the flooring on casters or dollies, the flooring should be protected with 1/4" or thicker plywood, hardboard or other underlayment panels. If other on-site work is continuing, consider using a protective covering such as plain, undyed kraft paper to guard against damage to the new floor.
- Do not wet wash, machine scrub or strip the floor for at least five days after installation. This is to prevent excess moisture from interfering with the adhesive bond and/or seam treatments.
- When performing wet maintenance, always use proper signage and prohibit traffic until the floor is completely dry.
- Do not use excessive amounts of liquid during maintenance.
- Do not use brown or black pads, equivalent brushes or stiff-bristled, highly abrasive brushes on Armstrong resilient flooring.
- Use a proper walk-off mat program to control and reduce the amount of loose grit and soil coming into the building.

Disinfectant/Wet Out

For end-use applications where germicidal chemicals are routinely used on the floor as part of a strict surface disinfection protocol, and to ensure the proper wet out of these disinfectant cleaners, the floor **must** first be thoroughly scrubbed with a properly diluted, sodium hydroxide-containing floor stripper using a rotary machine (300 rpm or less) equipped with a 3M™ blue scrubbing pad or equivalent brush. These strippers, such as Spartan Chemical Corporation's Square One®, should have a formulated sodium hydroxide (NaOH) concentration of 1% or greater by weight. Dilution rates should not exceed 1:4.

NOTE: Additional applications of disinfectant cleaners do not require the use of sodium hydroxide-based strippers prior to disinfection.

Low-Maintenance Option: No Polish – No Buff

A. Initial Maintenance and Preparation for Commercial Traffic

1. Sweep, dust mop or vacuum the floor thoroughly to remove all loose dust, dirt, grit and debris.
2. Remove any dried adhesive residue with a clean, white cloth dampened with mineral spirits, carefully following warnings on the container.
3. Damp mop the floor with a properly diluted neutral (pH 6 to 8) detergent solution such as Armstrong Flooring S-485 Commercial Floor Cleaner.
4. If necessary, scrub the floor using a rotary machine or auto scrubber with a properly diluted neutral detergent solution (such as Armstrong Flooring S-485 Commercial Floor Cleaner) and the appropriate scrubbing pad or brush (aggressiveness equivalent to 3M™ red pad for light scrub, 3M™ blue pad or equal for a deep scrub). The use of scrubbing brushes is recommended on LVT products to reach into the textured surface to remove dirt, particles and residues.
5. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.

B. Daily/Regular Maintenance

1. Sweep, dust mop or vacuum the floor daily to remove dust, dirt, grit and debris that can damage the floor and become ground into its surface.
2. Spot mop as needed. Any spills should be cleaned up immediately.
3. Damp mopping of the floor should be performed on a regular or daily basis, depending on traffic and soil levels in the area. Use a properly diluted neutral detergent solution such as Armstrong Flooring S-485 Commercial Floor Cleaner.

C. Periodic Maintenance

1. When needed, after sweeping, dust mopping or vacuuming, scrub the floor using a rotary machine or auto scrubber with a properly diluted neutral detergent solution (such as Armstrong Flooring S-485 Commercial Floor Cleaner) and the appropriate scrubbing pad or brush (aggressiveness equivalent to 3M™ red pad for light scrub, 3M™ blue pad or equal for a deep scrub). The use of scrubbing brushes is recommended on LVT products to reach into the textured surface to remove dirt, particles and residues.
2. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.

Polish Option

A. Initial Maintenance and Preparation for Commercial Traffic

1. Sweep, dust mop or vacuum the floor thoroughly to remove all loose dust, dirt, grit and debris.
2. Remove any dried adhesive residue with a clean, white cloth dampened with mineral spirits, carefully following warnings on the container.
3. **To promote polish wet out and adhesion, the floor must first be thoroughly scrubbed with a properly diluted sodium hydroxide-containing floor stripper, such as Spartan Chemical Corporation's Square One®, using a rotary machine (300 rpm or less) equipped with a 3M™ blue scrubbing pad or equivalent brush. Strippers should have a formulated sodium hydroxide (NaOH) concentration of 1% or greater by weight. Dilution rates should not exceed 1:4.**

NOTE: Subsequent stripping of previously applied polish does not require the use of sodium hydroxide-based strippers.

RECOMMENDED FLOOR STRIPPERS CONTAINING SODIUM HYDROXIDE

Manufacturer	Product
Spartan Chemical Company	Square One®
SealedAir	Bravo® Heavy Duty Stripper Pro Strip® Heavy Duty Stripper Attac® Floor Stripper Floor Science® Stripper
3M™	3M™ Floor Stripper
Ecolab®	Bright Blast Floor Stripper
Betco Corporation	Geraldine Floor Stripper

* Strippers recommended for Vivero™ Luxury Flooring Best and Better are not suitable for use on linoleum.

- Remove stripping solution using a wet vacuum or mop. Do not allow stripping solution to dry on the floor.
- Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
- Apply 3 to 5 coats of high-quality commercial floor polish, such as Armstrong Flooring S-480 Commercial Floor Polish. In areas where the flooring will be exposed to heavy traffic and/or staining agents, the application of 1 or 2 coats of a stain-resistant sealer (such as Armstrong Flooring S-495 Commercial Floor Sealer) prior to the application of polish is recommended.

B. Daily/Regular Maintenance

- Sweep, dust mop or vacuum the floor daily to remove dust, dirt, grit and debris that can damage the floor and become ground into its surface.
- Spot mop as needed. Any spills should be cleaned up immediately.
- Damp mopping of the floor should be performed on a regular or daily basis, depending on traffic and soil levels in the space. Use a properly diluted neutral detergent solution, such as Armstrong Flooring S-485 Commercial Floor Cleaner.

C. Periodic Maintenance

- When needed, after sweeping, dust mopping or vacuuming, machine scrub the floor with a properly diluted neutral detergent solution such as Armstrong Flooring S-485 Commercial Floor Cleaner and the appropriate scrubbing pad (3M™ red or equal for light scrub, 3M™ blue or equal for a deep scrub) or equivalent brush. The use of scrubbing brushes is recommended on LVT products to reach into the textured surface to remove dirt, particles and residues.
- Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
- If needed, additional coats of floor polish may be applied at this time. If there is sufficient base of polish remaining (3 to 5 coats), buff, spray buff or burnish to restore gloss.

D. Restorative Maintenance – Stripping of Existing Floor Finish/Polish

- Mix stripping solution to the appropriate dilution, depending on floor finish build-up.
 - Cordon off areas to be stripped.
 - Use proper signage and prohibit traffic until restorative maintenance procedures are completed.
 - Apply liberal amounts of solution uniformly on floor with mop.
 - Let stripping solution soak for the appropriate amount of time recommended by the stripper manufacturer.
 - Keep areas to be stripped wet. Rewet if necessary.
- Machine scrub the floor (300 rpm or less) with a scrubbing pad (3M™ blue or equal) or equivalent scrub brush to break up the polish film.

Do not allow stripping solution to dry on the floor.
- Remove dirty stripping solution with a wet vacuum or mop. **TIP: Drizzling fresh, clean rinse water onto the dirty stripping solution will assist with more thorough removal.**
- Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
- Apply 3 to 5 coats of high-quality commercial floor polish, such as Armstrong Flooring S-480 Commercial Floor Polish. In areas where the flooring will be exposed to heavy traffic and/or staining agents, the application of 1 or 2 coats of a stain resistant sealer (such as Armstrong Flooring S-495 Commercial Floor Sealer) prior to the application of polish, is recommended.

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