



“Wet Look” Floor Scrubbing & Refinishing *Safe, beautiful, and low-cost upkeep done correctly.*

Procedure
20150124B-03
Written Version of
Training Video
Page 1 of 4 Pages

Materials and Equipment

1. Gabriel Detergent.
2. “Wet Look” floor finish.
3. Measuring device.
4. Dust pan and bench brush.
5. Floor machine with drive pad assembly and green or black pad(s) or a silicon-120 grit scrub brush.
6. Hand scrubbing pad or brush.
7. Hand rags & putty knife.
8. Piece of old rug on which to wipe feet.
9. Two mop buckets on casters.
10. Mop wringers for buckets.
11. Clean, wet mops and handles.
12. Clean, water-dampened finish mop(s).
13. Wet/dry vacuum with squeegee.
14. Floor fan (recommended).
15. Spray bottle with mixed detergent solution and a clean dry cloth for cleaning splash marks, etc.

This procedure, for the application of products mentioned herein, has been found to be successful by Gabriel. However, Gabriel expressly excludes any and all warranties, guarantees, or representations whatever, written or otherwise, including implied warranties of fitness for particular purpose and merchantability. User(s) of this procedure, and/or any other information contained as part of this procedure, assume(s) the entire risk for results obtained from the use of any products in conjunction with this procedure. Since this procedure is written ONLY as a product usage guide, IT IS YOUR RESPONSIBILITY to make sure that proper safety clothing is worn by all workers and that currently prescribed chemical usage procedures are followed.

Procedure

Notes

1. Dust mop, sweep, or vacuum floor thoroughly.
Microfiber dust mops work best & do not require treatment.
If using cotton dust mops, do not apply an oil treatment.
Change to a clean dust mop as soon as soil begins to build up on the mop's bottom or fringes.
2. Fill one mop bucket with fresh **cold water**.
3. Fill one mop bucket with fresh **cold water** and Detergent as per product label directions.
4. Place mop wringer(s) onto bucket(s) and place a clean wet mop into each bucket.
5. Place scrub brush or drive pad onto machine and set aside. If using a scrub pad, attach the pad to the machine's drive pad.
6. Connect water squeegee vacuum tool to wet/dry vacuum and set aside.
7. Liberally apply detergent solution onto floor and let it set for 3 to 5 minutes.
8. Commence scrubbing with floor machine with scrub brush or pad attached. Scrub along edges with pole pad or brush. When working large areas, work with areas up to 500 sq. ft. Add detergent solution as the floor surface requires.
9. Vacuum up spent solution.
10. Liberally apply cold water to floor, let it set for a minute or two, and then vacuum up.
11. Inspect floor area thoroughly. If soil remains, repeat cleaning action on the soiled area(s).



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Page 2 of 4 Pages

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Continue Steps 7 thru 11 until job is finished.

Clean and store whatever will no longer be needed. Wash splash marks from walls and furniture using a properly mixed detergent solution. Use floor fan to speed drying of floor.

FLOOR MUST BE DRY BEFORE STARTING STEP 12.

12. Burnish floor to achieve the best shine possible.

This step not only establishes a shine, but the heat generated from the pad conditions the old finish to better connect with the freshly applied finish.

Apply “Wet Look” Floor Finish in thin even coats...

Allow one hour before applying the next coat.

Floor finish drying time is about an hour with floor or air temperature of 65°F (18.3°C) and 40% humidity. As the temperature goes down and/or the humidity goes up, required drying time increases. Do not apply finish if air or floor temperature is lower than 55°F (12.7°C).

Note: For marble or other stone flooring, we recommend that only the sealer be used. See page 4, paragraph 4.

13. Pour Floor Finish into a clean mop bucket—lining bucket with a polyliner will help with easier cleaning when finished. Wring out bottom ½ to ⅔ of mop... Top ⅓ to ½ is the finish reservoir. Allow finish to dry at least 45 minutes before opening to traffic.

If more than one coat is to be applied, you may burnish before last coat. Last coat needs to cure 24 hours before burnishing.

Dispose left-over finish or pour it into a clean, empty, container & seal well. Do not mix into unused product.

Daily or Open-Ended Upkeep

Traffic and soil deposits determine your upkeep approach. It is important to schedule dust mopping prior to wet mopping, auto scrubbing, or damp mopping. And, when dust mopping, make sure to change to a clean mop as soon as soil begins to build up on the bottom and front of the mop in use.

Burnishing

If floor upkeep is done correctly, the “Wet Look” gloss will stand up to an amazing amount of traffic. The reason is that if left-behind soil residue is prevented from building, the floor is clean and the gloss is not scratched and filmed-over into dullness. Traffic moving over a soil/dirt film will cause deep finish scratching and major gloss loss.

It is not uncommon for burnishing schedules to be reduced by up to 65% or more. e.g. From 2 & 3 times a week to once a month.

Call Our Technical Service Team as often as necessary.

Dust Mopping

Removing dry soil is easier and quicker than trying to make it happen during damp or wet mopping. Microfiber dust mops trap and hold soil better than do cotton mops. Air-dry microfiber to prevent fibers from melting together. Tumbler-drying is OK if nothing higher than a “cool” heat is used.

Whether dust mops are serviced in-house or by a laundry, they need to be inspected to ensure that the fibers have not been severely “washed away” which will spoil a mop’s soil-holding ability. Poor fiber content can cause cotton dust mops to release its oil treatment to the floor causing some soil to stick to the treatment’s oil residue. An oil residue can cause slipperiness and early floor finish darkening. Microfiber holds static electricity in order to attract and hold soil. Do NOT oil-treat microfiber.

Important: With either dust mop fiber, when soil starts building up, change to a clean dust mop.

Detergent

A detergent’s job is to penetrate and break soil up into micro-sized particles. Soil that was not removed during dust mopping, is commonly being held to the surface by a sticky residue called a binder. TQH-Certified detergents break up and encapsulate soil without leaving a soil residue. Left-behind-soil causes unsightly looking baseboards, grout, furniture, mop streaks, as well as dull and streaky floors. Cold water cleaning helps soil float away from the surface. Hot water cleaning melts soil binders and causes them, as the water cools, to reattach the surface being cleaned.

Damp Mopping

It is the process of wringing out a mop well before using. Dust mopping must precede damp mopping. Damp mopping is for cleaning light amounts of soil. Never damp mop grease, oil, or fat soils.

Wet Mopping

It is the process of depositing a full mop load of solution onto the floor and spreading it liberally as needed. Dust mopping must precede wet mopping and the amount of solution depends on how much soil is to be removed and whether there is grout (which requires more solution). In kitchen or shop areas, where binders are the majority of the soil, it is quicker if the solution is spread liberally with a mop and picked up using a wet vacuum with a double-blade squeegee tool—Soil will be sucked from the grout.

Preventing Floor Finish Drying Problems

Cloudiness • Excessive Scuffing & Marking • Easy Scratching

The conditions are caused by moisture being trapped under one or more coats of sealer and/or finish. Apply each coat of sealer or finish thinly and evenly using a floor finish application mop. Drying time needs to be a **minimum of one hour**—more time if floor and/or air is cold or humidity is high. If fan(s) or drying blower(s) are used, **point them toward ceiling—Never directly at floor.**

Streaking Or Marking Floor Finish

TQH-Certified sealers and finishes are formulated with excellent spreading and leveling agents that allow the liquid compounds to flow together to create a strong, lasting, crystal-clear, mark-resistant film. The most common causes of streaking are: 1. Applying sealer or finish over a surface that was not rinsed well and had left-behind stripper residue. 2. Using dirty, worn, or poor-quality application mops. 3. Re-mopping a “missed spot” when the finish has begun to dry. 4. Too little product is being left by the finish mop or the mop is being moved too quickly. 5. Freezing of product can hinder gloss.

New Floor Coverings

It is necessary that a factory-applied protective finish be removed prior to the application of any sealer or finish. A factory finish is used in the manufacturing process to protect the surface as well as to keep surfaces from sticking together while stored in packaging. To apply a Gabriel sealer or finish over a factory finish would be setting yourself up for possible finish bonding problems as well as having to strip a floor earlier than needed because the factory finish darkened quickly. If flooring was installed recently, it is important that the adhesive has thoroughly cured before applying a stripping or washing solution. Check with the installer or adhesive manufacturer as to the time needed for proper adhesive curing.

Do Not Allow Stripping or Cleaning Solutions to Dry Before Rinsing

If any part of a spent solution is allowed to dry on the floor, it will become a foreign contaminate for the next coat of sealer or finish. As a contaminate, it will disrupt the chemical integration of the freshly-applied sealer or finish. Disrupting the curing (drying) process may cause a multitude of problems such as clouding, streaking, poor bonding, premature darkening or yellowing, and excessive scratching, scuffing or black marking. The best way to prevent contamination is to vacuum thoroughly immediately after mechanical action (e.g. stripping or scrubbing) takes place and follow with a cold water rinse before the CLEAN, wet surface begins to dry.

Burnishing A Dry Well-Rinsed Stripped Floor

It is optional but recommended for resilient coverings (not hard surfaces) to achieve an improved, more even look on a randomly dull floor surface. When the "Wet Look" is achieved, the gloss is at its best when viewed from an angle. When looking straight down past your shoes through the crystal-clear floor finish, the floor covering will look as it did before the sealer or finish was applied. If the covering was burnished prior to applying a sealer or finish, it will likely have a more vibrant look.

Using Sealer Before Applying Finish

In most cases, a sealer is not required. Gabriel sealers are low in solids and contain added agents to ensure a better base over which floor finish may be applied. Sealers, under floor finish, are recommended for newly installed floor coverings and bare terrazzo; if desired, sealer may also be applied on any flooring prior to applying floor finish. Marble, stone, granite, etc. should only receive one or two coats of sealer (not finish) and burnished as needed. A sealer's lower solids will provide the same protection while improving a stone's natural look.

Causes of Burnishing Dust

Sealers and finishes do not generally break down into a powder! When the symptom is airborne dust after burnishing, the problem is any one, or all, of the following: 1. Detergent not working well, 2. Inferior Wet Mop, 3. Malfunctioning Auto Scrubber, 4. Poor mopping or auto scrubbing technique.

Only Burnish a Clean Floor

To enjoy up to 10 or more years without having to strip floors, only use Gabriel products and NEVER burnish anything but a washed and clean floor. If you do not burnish soil into the floor finish, the floor will have a crystal-clear "Wet Look" for many years.