Phoenix Floor Care

Best Practices

**Using an Auto Scrubber with the Phoenix spray cleaning system:**

The best practice for maximizing the efficiency and cost effectiveness of the spray cleaning system and for maintaining the best looking floors is to minimize the use of an automatic floor scrubber.

A floor scrubber by its very design will take off the finish on the floor as well as to grind dirt into the floor finish. Over the course of a very short period of time depending on the foot traffic and amount of use, the floor finish will begin to turn brown and to lose the bright clean luster of a recently finished floor as well as to lose its surface.

In order to restore the floor to that bright clean look, it will either need to be deep scrubbed and recoated or it will need to be stripped and finished. All of that top layer of dirt that has been ground into the top layers of finish will need to be taken off and replaced with clean finish.

With the Phoenix spray cleaning system the surface of the floor is deep cleaned with its proprietary cleaning solution and patented pad design, and then coated with a thin layer of synthetic finish every time the floor is cleaned and polished. If using the Phoenix Titan Twin that process is accomplished with one pass, if using the Phoenix Titan 24 or Combo 21, it is done in 2 passes. The Phoenix system is easy on your finish and actually massages the surface of the finish to repair scratches and scuffs.

The cleaning impact of the Phoenix spray cleaning system is highly superior to the scrubber system. If a white glove test is conducted on the floor in a side by side comparison, the Phoenix system wins by a wide margin of cleanliness every time!

The lesson is: The **more** the Phoenix spray cleaning system is used and the **less** an auto scrubber is used on a finished floor surface the better the results will be.

**Q: How do we handle winter salt and water?**

A: It is recommended in places where there is the likelihood of salt use in the winter months, to have a small scrubber on hand to clean up the entry way of a building. However, like any other investment, when investing in a floor care system, place the investment with the highest Return on Investment. The Phoenix system will deliver the best Return on Investment for dollars invested in floor equipment. Make the Phoenix equipment the primary floor care system and a scrubber the secondary, to be used for spills and to clean up winter salt.

When purchasing an auto scrubber to work with the Phoenix equipment, a smaller electric or used, much less expensive auto scrubber can be used. If an auto scrubber is owned already, keep it but use it as recommended for spills and storm clean up.

If these guidelines are followed, the floor finish will look great all the time and will last much longer between scrub and recoats or a complete strip and finish. **The** **Return on Investment is up to 40% less labor and much less spent on strip and finish.**

**Pad maintenance:**

The best practices for pad maintenance and maximum pad life is to make sure that the pads are cleaned and dried properly each time that they are used.

The life of a pad is in direct correlation to the pad maintenance program. Pads can be expensive to replace if they are not properly maintained. The average life of a pad should be about 55,000 – 60,000 sq. ft. The grey cleaning pad should be flipped or changed every 7 – 10 minutes or less if the floor is maintained well, and the white polish pad twice that amount. If using the Titan Twin, flip or change the polish pad every time the front pad is *changed.*

Once the cleaning is done for the day, the pads should be removed from the machine and replaced with fresh pads. (NEVER STORE THE MACHINE WITHOUT A PAD, IT WILL DESTROY THE PAD HOLDER DISC) The dirty pads should then be sprayed down liberally with Phoenix “Blast” pad cleaning solution and allowed to set for 3-5 minutes. Then they should be sprayed down with warm water using the Phoenix high pressure spray nozzle.

After this is completed it is recommended that the pads are placed in a drying rack, (Phoenix has a recommended system) to dry out completely before using again. NOTE: Do NOT use a wet pad on Phoenix equipment, it will not work properly.

A pad should be discarded when it is a half inch thick or less. If the pad gets any thinner than that, there is danger of the center pad holder clip hitting the floor and leaving black marks that will be very hard to remove and then the pad will not be cleaning properly.

Q: How often will pads need to be ordered?

A: A good guideline for ordering pads is to order a case of each of the pads every time that a case of Phoenix “Classic” is ordered.

**Storing the Phoenix equipment:**

Always store the Phoenix equipment with a pad on the drive disc(s) to avoid damage to the drive disc(s).

Place the Titan Twin in the run position, never store it in the pad changing position, this can cause damage to the roller switches that will keep your machine from starting or running properly.

To avoid having a clogged spray nozzle, take an empty classic container and put water in it, then at the end of the days cleaning, replace the Classic container on the machine with the container with water, then push the manual spray button a few times to flush the system. The next day replace the water container with Classic.

**Quik Strip**

The best practices for utilizing Phoenix Quik Strip. Quik Strip is a Phoenix proprietary product designed to peel off small amounts of finish to get down below the dirt or a stain on floor finish, without the need to scrub and recoat or to do a full strip and finish.

Typically, in grocery stores, the floor areas in front of the meat case along with the checkout lanes are problem areas that seem to build up an off colored layer of finish due to heavy foot traffic. In these areas Quik strip can take off small amounts of finish to get that dirt off the finish and bring back the bright clean shine of the clean finish.

Quik Strip can be put down using either of 2 methods. One method is to use a spray bottle, simply spray down the area that needs to be cleaned and then run the Phoenix floor equipment over the area using the grey cleaning pad. The second method is to use a gallon of quik strip through the Phoenix floor equipment spray device system.

If the second method is used through the floor equipment then the operator must use the manual spray device on the equipment and push the button about every 2 – 3 steps. With quik strip through the machine you want the floor to be moist so it does take more than if you were putting classic through the pump.

CAUTION: It is recommended to find out what the quality of finish is before proceeding with a job. If there is an inferior soft finish on the floor, the finish may put swirl marks on the floor. If you do not know what the finish quality is then conduct a test in a small area out of the way before you proceed with a more exposed area.

**Solo – Neutral Cleaner**

The best practices for the utilization of Phoenix Solo neutral cleaner. Phoenix Solo neutral cleaner is a proprietary product manufactured to use in a mop bucket or in an auto scrubber. Solo is one of the best products on the market to use for cleaning on a finished floor.

Its unique design allows it to pick up dirt off the floor and keep it off the floor as the cleaning process progresses on a floor. It is a concentrated product and should be diluted 1-2 oz. per gallon of water used. The Company has supplied a 1 oz. pump for ease of metering the product.