

# Professional cleaning and maintenance method

Mosa wall and floor tiles are modern, high-quality products with minimal moisture absorption. The use of so-called impregnating or protecting cleaning agents, or agents which otherwise leave a residue, is strongly discouraged, because it cannot be absorbed into the product and will therefore remain on the surface of the tile. This will alter the tile's original exterior, and can negatively influence its anti-slip properties. In addition, the application of such a layer may create a source for stubborn stains and the maintenance problems which they entail.

## Builders clean

The builders clean is intended to bring the tile back to the original state in which it was delivered by the manufacturer. A cement residue which has not been completely removed can result in stubborn, hard-to-remove dirt with daily use. Removing the cement residue completely and properly promotes the ease of maintaining a tile floor in daily use and preserves its original appearance.

### Anti-slip tiles and textured tiles

Anti-slip tiles and textured tiles require extra attention when removing cement and grout residue, in order to bring out the colour and texture of the tiles to their best advantage and to guarantee that the functional characteristics of the tiles work properly.

Detailed information about the builders clean can be found at the English pages of [www.mosa.nl](http://www.mosa.nl) under the heading "Information".

For professional cleaning services, the section "Removing cement residue" is of particular interest.

## Regular care

### Wall tiles

#### *Dry spaces*

Wall tiles in dry spaces should be regularly wiped with a slightly damp microfiber cloth. If desired, use an all-purpose cleanser that is pH-neutral or mildly alkaline. You should preferably use a spray bottle containing water and, if desired, a few drops of all-purpose cleanser. Spray this solution directly onto the microfiber cloth and then use it to clean the surface.

#### *Bathrooms*

In bathrooms it may be necessary to replace the neutral or mildly alkaline cleaner with an acidic cleaner in order to remove limescale or urine deposits. Dilute the cleanser as instructed by the manufacturer, and spray the solution directly onto the surface. Allow it to work on the surface briefly, then rinse with clean water and wipe dry with a microfiber cloth.

*Acid-based limescale removers or cement residue removers must be used with care since they can damage decorative elements such as inserts or decorative strips made of natural stone or stainless steel.*

### Floor tiles

Depending on frequency of use, regular care can be carried out with a floor wiper and a dry wiping cloth (not impregnated with cleaning products) or adhesive wipe, a vacuum cleaner, a damp microfiber mop, or a scrubber drier.

#### *Floor wiper or vacuum cleaner*

For low frequency of use or light soil.

Flat tiles: Clean daily with a floor wiper and dry wiping cloths.

Textured tiles: Vacuum daily.

#### *Microfiber floor mop*

For small spaces or as an alternative to dry wiping or vacuuming with normal frequency of use or light soil. Clean daily with a microfiber mop system. Use a slightly damp mop with a high proportion of microfibers (at least 50%). It is recommended to use a system with an integrated liquid dispenser, like the Sprenkler system by Greenspeed ([www.greenspeed.info](http://www.greenspeed.info)) or pre-moistened mops. For lightly textured floor tiles, use a deep-pile microfiber mop.

If desired, add 0.1% and no more than 0.5% (10-50 ml per 10 litres of water) cleaning product or cleaning vinegar to the water. Make sure that the cleaning product is suitable for unglazed floor tiles.

#### *Scrubber drier machines*

For large surfaces, or to supplement daily dry or wet maintenance. Add no more than 0.5% (50 ml per 10 litres of water) cleaning product or cleaning vinegar to the water in the machine. The cleaning product should be low-lather so that it can be used in scrubber drier machines and suitable for use on unglazed floor tiles.

For flat tiles, use at most a red scrubbing disc.

### Anti-slip tiles and textured tiles

Textured floor tiles and tiles with raised designs are more sensitive to dirt and generally require more intensive maintenance than flat tiles. Cleaning products and methods should be adjusted to meet the particular conditions. The choice of cleaning product and method must not have a negative effect on the floor tile's anti-slip properties. Choose a scrubbing disc that is sufficiently flexible (such as a white disc) or a brush which is capable of adjusting to the contour of the floor.

For thorough results, it is advisable that regular dry or wet cleaning by hand be supplemented with a once-weekly cleaning using a scrubber drier. Changing between cleaning agents may further reduce the risk of building up a residue.

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## Intensive cleaning

Intensive cleaning of floor tiles should be carried out once or a few times a year in order to remove built-up dirt and residue from cleaning products.

Prior to intensive cleaning, the floor should be wiped or vacuumed in order to remove loose dirt and soil.

It is recommended to carry out the Intensive cleaning using a rotary floor buffer and a wet vac. Choose a strong alkaline intensive cleaning product not containing impregnating or protecting ingredients, which is specially suited for use on unglazed tiles. Also a natural, pure liquid soap is usually equally effective in dissolving and removing tenacious contamination from ceramic floor tiles.

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### Mosa recommends:

Pure natural liquid soap

HMK R57 (Möller Stonecare)

Ceramica (Diversey)

[www.moellerstonecare.co.uk](http://www.moellerstonecare.co.uk)

[www.johnsondiversey.com](http://www.johnsondiversey.com)

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Depending on the severity of the soil, the cleaning product should be diluted with water in a high concentration, according to the manufacturer's instructions.

Apply the cleaning solution to the floor.

Scrub the floor with the solution using a rotary floor buffer.

Let the cleaning product work in on the surface for some minutes. Make sure that the floor does not dry up in the meantime.

Scrub the floor again, using the rotary floor buffer.

Immediately remove the cleaning solution using the wet vac.

Lastly, mop the floor with a clean (microfiber) mop and clean water only.

Instead of a rotary floor buffer and wet vac, it is also possible to use a scrubber drier.

On the first round, turn off the suction function and brush the cleaning solution onto the surface. After the solution has been allowed to work on the floor for five to ten minutes, use the machine to scrub the floor again, this time with the suction function turned on.

Finally, go over the floor again with the scrubber, using clean water only. Make sure that the scrubber drier's reservoir has been thoroughly rinsed out before filling it with clean water.

### Anti-slip tiles and textured tiles

For anti-slip tiles and textured tiles, use a suitable scrubbing disc or brush which can adjust to the contour of the floor.

Where circumstances permit, a high pressure cleaner may also be used to remove severe dirt and stains. However, this may damage the grout. When using a high pressure cleaner on epoxy grout, the water must not be warmer than 75°C.

## Acidic intensive cleaner

In few cases an alkaline intensive cleaner will not be sufficient to remove all the dirt and a second cleaning phase will be required, using an acidic cleaning agent. This could be the case, for example, if tough limescale deposits have formed on the floor, or if light residues of cement or grout have remained on the surface as a consequence of an incomplete builders clean. The product to be chosen must contain a high concentration of an acidic ingredient and be suitable for use on ceramic floor tiles\*.

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### Mosa recommends:

HMK R59 with HMK Z102 Defoamer

Moeller Stonecare

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\* Some acidic cleaners can corrode natural stone and metallic surfaces. Direct contact between natural stone and metallic surfaces (such as taps and mixers, hinges and decorative strips) and acidic cleaners should therefore be strictly avoided. It is also recommended to clean such surfaces with a neutral all-purpose cleaner to avoid corrosion by the acidic vapours that may form when using strong acidic cleaners.



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