



Commercial CARPET Maintenance Procedures Guide

Overview

Commercial carpet maintenance consists of four service protocols:

1. Initial/Preventative Maintenance

Preventative maintenance procedures should be employed immediately after the carpet has been installed. Preventative maintenance includes placing soil and moisture capturing matting at the building entrances, and removing soils from outdoor walkways and parking lot areas to minimize soils tracking into the building.



2. Routine Maintenance

Daily maintenance is designed to keep the surface clean and free of loose soils and spots, and is considered the most important aspect of carpet care maintenance. Vacuuming, which can remove more than 80 percent of the soil, (Dry Soil) in carpet is the most important element of a daily maintenance program, along with a plan to address spots.

3. Appearance (Interim) Maintenance

This level of maintenance is for when there is a slight buildup of soils missed by routine services, or when the amount or type of soil is not completely removed by proper routine maintenance practices.

4. Restorative Maintenance

This type of maintenance is scheduled when the carpet has reached an unacceptable appearance level, when traffic patterns are easily visible, and soils and spills are causing the carpet condition to be a concern. Training and education of the cleaning professional is extremely important to be able to have this cleaning procedure restore the appearance and performance of the carpet to its maximum potential.

Preventative Maintenance

There are three key components to preventative maintenance:

1. Soil Collection/Walk off Mats

Place the proper matting inside and outside of any door or entrance for traffic into the building. Use appropriate matting for the soil type, soil level and weather conditions in your region. Frequent cleaning of this matting is imperative.



2. Entry Area Sweeping and Maintenance

Be sure to have the outside apron and approaches into the entrances swept or power washed as often as needed to keep outdoor soils at bay and as far away from the entrances as possible.



3. New Carpet Considerations

With new carpet, vacuum thoroughly to remove any excess fiber content from the new installation. Also vacuum or pick up any small carpet scraps, loose fibers or backing materials before carpet is placed into use for traffic.



Zone Perfect



End Zone



Encapuclean Green DS



Wool Perfect



Wool Zone



Green Balance Carpet Prespray



Green Balance Extraction Rinse



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Encapuclean
GREEN DS



Zone Perfect



End Zone

Routine Maintenance

Routine Maintenance - All Fiber Types

1. Thorough Periodic Vacuuming

Thoroughly vacuum any areas designated as high traffic/high profile areas of the building. Use a commercially viable two motor upright vacuum like the **Panasonic AV102**. Use long, slow overlapping strokes to ensure removing as much dry particulate soil as possible.

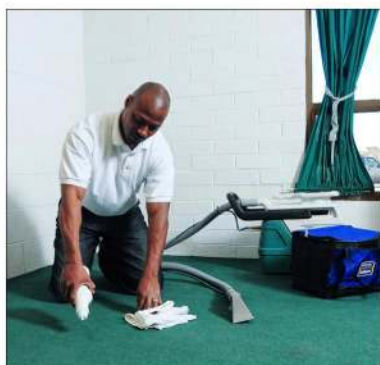


2. Pile Lifting and Deep Soil Removal

Some particulate soil will escape removal even with the best vacuums. Bi-weekly pile lifting with either the **Brush Pro Counter Rotating Brush Machine** or the **Hydro-Force Pile Lifter** will capture this soil. Attach the Renovators to the **Brush Pro**. Run the **Brush Pro** or **Pile Lifter** over the carpet, first in one direction and then perpendicular to the first direction.

3. Immediate Response to Spots and Spills

While vacuuming check the areas for any new spots or spills. Use appropriate procedures and detergents to remove these spots or spills as soon as they are noticed. A spill response program is a good way to help the custodial staff respond to spills quickly and effectively.



The **Bridgepoint Spotting Guide** and **Professional Spotting Kit** keeps you prepared for every spot and spill.

Appearance Maintenance

Appearance (Interim) Maintenance - All Fiber Types

Thorough Pre-Vacuuming

After thorough vacuuming is performed in the routine procedure, you are ready to clean the carpet with encapsulation.

Encapsulation procedure

1. Mix **Encapuclean Green DS** 4 oz per gallon of water in pump up, electric or battery powered sprayer. 8 oz per gallon for heavily soiled carpets. Cleaning solution can also be mixed for use in the **Cimex** machine's solution tank.
2. Apply the ready-to-use solution as a mist in a consistent overlapping pattern. Use more solution only in heavily soiled areas.
3. Agitate the **Encapuclean Green DS** into the carpet using the **Brush Pro 20** or **Cimex** machine.
4. Allow the cleaning solution to completely dry. Use an **OmniDry Mini Air Mover** to reduce drying time.
5. Vacuum the carpet thoroughly at the next scheduled vacuuming interval.



Helpful Hints

Deep Soil Extraction with Brush Pro

The counter rotating brushes on the **Brush Pro** will reach deep into the pile to remove imbedded grit and dry soils from the carpet. Fitted with the stainless steel renovators (standard equipment) the **Brush Pro** will remove much more coarse soil than the best commercial vacuums.



Remove 99% Of Stains

The **Bridgepoint Professional Spotting Kit** has everything you need to tackle all of those pesky stains you come across. See the back page for step-by-step spotting procedures.

