

# Cleaning and maintenance



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**Solus** is an established porcelain, ceramic, glass, metal and natural stone tile supplier offering an endless variety of products, directly sourced from manufacturing partners. Tapping into strong manufacturer relationships and the company's wealth of experience, Solus consistently remain at the forefront of the latest developments and trends within the tiling industry.

Working with Architects, Interior Designers and other Professional Specifiers to deliver technical and aesthetic solutions for a wide variety of tiling projects across Europe is key to the company's success. Solus has amassed invaluable experience in projects within both the public and private sectors.

The Guide gives an introduction to the best products to clean and maintain beautiful porcelain and ceramic tiles.

From Deterdek Pro, suitable for the removal of cement deposits during builders clean prior to hand-over, to PS87 Pro, used for cleaning heavy traffic workshop areas; and for all other areas the gentle cleaning action of the pH neutral Cleaner Pro.



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# CLEANING OF PORCELAIN AND CERAMIC FLOOR TILES

The condition of a cleaned tile floor is dependent on using the appropriate machinery, cleaning solutions and methods. The machinery and manpower required to achieve the best possible cleaning result is the responsibility of the cleaning and maintenance contractors. Your cleaning contractors should ensure a new floor has undergone a builders clean and is in a good condition prior to the hand over from the builders to avoid inheriting long term cleaning problems.

During construction a floor is laid in sections, then grouted. Surplus grout is washed off taking care to avoid the joints. After the grout has cured, a further rinse is necessary before the floor is then protected by a cover of taped soft board or an equivalent. This should be left in place until all other trades have completed their work and the floor is no longer at risk from building damage.

## Builders clean

An initial builders clean is fundamental to the maintenance of a newly laid tile floor. Failure to execute this procedure correctly will cause problems particularly where anti-slip tiles are concerned. The grouting process leaves an invisible film of cement residue which, if not completely removed, will allow the build up of dirt and grime reducing the floor's slip resistance impairing the products technical characteristics.

The builders clean should be carried out as follows:

1. The floor must be swept and vacuumed and all dust and debris removed.
2. Using a single disc professional cleaner with white pads for plain surface tiles and brush pads for anti-slip tiles together with a phosphoric based acid detergent such as **Deterdek Pro (page 6)** - normally diluted 1:5 with water (this can vary according to the degree of builders/ cement residue). This will remove existing build ups of

grout residue, lime scale, rust stains, scum film, uric acid salts and shod foot dirt. The procedure should be carried out in areas of approximately 50m<sup>2</sup> at a time, the solution is sprayed (or mopped) on the area and must be left for three to five minutes to allow the chemical to work - but not allowed to dry. The single disc using white pads or brush pads should be used to work the floor in one direction continuously and then in the other direction for approximately 15 minutes ensuring that the floor is not allowed to dry. The dilution of the detergent and water is dependent on the degree of cleaning required.

3. Use a vacuum wet pick up to remove the soiled water.
4. Rinse the floor twice, using clean warm water.
5. Vacuum up the soiled water, ensuring that all traces of the acid have been removed.
6. The machine and its pads should be cleaned thoroughly after each use. The rinsing is an integral part of the cleaning process, as any chemicals left on the tiles will harden and attract dirt.

The area should now be in an acceptable condition for the cleaning and maintenance contractors to take over the daily cleaning regime.

## Daily cleaning and maintenance - general areas (not including workshop)

There are several general purpose neutral cleaners which must be pH7, one of which is **Cleaner Pro (page 10)**. These are effective for the regular cleaning and maintenance of tiles; however, it is vital that they do not contain animal fats, oils, wax, or polymers as a base. If used, cleaners containing these substances will cause problems, as they leave behind a residue that attracts dirt. Again we emphasize the importance of rinsing with clean warm water.

1. Sweep and vacuum all the areas thoroughly.
2. Cleaner Pro - when highly diluted at 1:200 with water, it will clean surfaces without damaging and leaves no residue, so does not require rinsing. For stubborn dirt and a more intensive clean, dilute the product from 1:30 to 1:50 (depending on the intensity of the dirt), and using a single disc professional cleaner with white pads for plain surface tiles and brush pads for anti-slip tiles, apply the detergent to the floor allowing at least 5 minutes for it to react, but do not allow to dry. Do not use the vacuum pick up at this stage. The best results are achieved by passing the machine back and forth and from side to side. After 5 minutes, use the vacuum pick up and remove the soiled water.
3. Rinse thoroughly with clean warm water and remove excess.
4. Depending on the size of the area, it may be advisable to have a second scrubber/drier to carry out the rinsing and vacuuming operation.

## Periodic deep clean

Depending on the degree of soiling and foot traffic levels or in hard water areas, a deep cleaning procedure should be carried out at periodic intervals depending on the soiling. This is particularly necessary where white or light coloured or anti-slip surfaces are in use. For the periodic deep clean, use the same process as the builders clean, but an alkaline should be used (**PS87 Pro - Page 8**) and then thoroughly rinsed with clean warm water.

Monitoring the tile condition and the general cleanliness is essential for routine cleaning, so as to amend the frequency of the deep clean, taking particular notice of heavily trafficked areas or food court environments.

Please note that whatever cleaning material is selected as being the most suitable for the operator, it must always be used in accordance with the manufacturer's recommendations.

## Cleaning of porcelain and ceramic wall tiles

Use spray bottles to apply the solution (one for each product, Deterdek Pro, PS87 Pro & Cleaner Pro, diluted to the correct ratios); a white emulsifying pad can then be used to emulsify and remove any surface residues. This can then be followed by washing down with clean water; wipe off any excess water with a cloth or paper towels and allow to dry.

## IMPORTANT NOTES

Whenever there appears to be a problem, it is generally thought that this can be resolved by using more of the chemical or scrubbing harder with the wrong chemical, which is not effective at all. If the correct chemical and procedure is not used, this only increases the problem and build-up, particularly in instances where general purpose cleaning agents are involved which are a neutral detergent, but not pH7. The products mentioned are all bio-degradable and therefore safe for use, as recommended by the manufacturers.

This information is given in good faith and is intended only as a guide, as each installation has its own logistic problems. Where light or solid/plain colours have been chosen a more stringent cleaning regime will be required. All information is based on our experience and customers own recommendations. No liability is accepted for any cleaning solution or named supplier by Solus and we recommend that a test area is cleaned prior to these recommendation being carried out.

## ALL PRODUCTS ARE AVAILABLE FROM SOLUS

Product data sheets are available for:  
Cleaner Pro, Deterdek Pro and PS87 Pro.



Deterdek Pro is an acid descaling floor cleaner suitable for the removal of grout residues and general dirt accumulated during tile installation. It is suitable for use on porcelain, stoneware, quarry tiles and terracotta.

### What does it do?

- Removes grout residues and building-site dirt.
- Eliminates any saline efflorescence from terracotta.
- Removes lime deposits from floors, wall tiles and bathroom fixtures.
- Penetrating cleaner for outdoor paving.
- All-in-one descaler and detergent: contains high concentrations of surfactants.
- Removes rust stains.

### Advantages (when used as suggested)

- Does not emit fumes that are harmful to users or the environment a welcome substitute to hydrochloric acid.
- Does not alter the surface colour or appearance.
- Cleans without damaging surfaces.
- Does not harm aluminium or steel trims.
- Multi-purpose with terracotta, porcelain stoneware and acid-resistant stone.
- Dual use according to dilution, can be used as either a detergent or a descaler.

### How to use

Dilution: 1:5 – 1:10 depending on the type of soiling to be removed.

#### Application

1. Spread with a single-disc professional cleaner or rag and leave to act for a few minutes.
2. Clean using a single-disc professional cleaner fitted with the most appropriate disc (e.g.: brown for terracotta, white for porcelain) or a floor cleaning brush
3. Vacuum or wipe up residue
4. Rinse with clean water
5. If the area is still not completely clean then repeat with a stronger concentration

### Dilution & coverage

With one litre

Terracotta 1:5 covers 20 m<sup>2</sup>

Porcelain stoneware 1:5 covers 40 m<sup>2</sup>

Natural stone 1:5-1:10 covers 20/35m<sup>2</sup>

### Packaging

1 litre flasks in box of 12.

5 litre flasks in box of 4.

### Precautions

Do not use Deterdek Pro on glossy or pre-polished marble and in general on acid-sensitive materials (e.g. black slate). Before cleaning ceramic tiles, patch test a small area for resistance to the product.

### Composition

Contains: non-ionic surfactant < 5%  
Other components: fragrance

### Labelling



#### Risk phrases

CAUSES SEVERE SKIN BURNS AND EYE DAMAGE.

#### Safety phrases

Keep out of the reach of children.

Avoid contact with eyes. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice.

Wear suitable gloves.

If swallowed, seek medical advice immediately and show container or label.

### Technical information

Appearance: liquid

Odour: Pungent with floral fragrance

Density: 1,129 kg/litre

pH: (10% solution): 1.5

The information above reflects our latest technical know-how and is the outcome of ongoing laboratory research and testing. However, some factors are beyond our control. It is essential to integrate our suggestions with your own on-site preliminary tests and check.

Solus accepts no liability for improper use of its products.

### **THIS PRODUCT MUST BE USED IN LINE WITH GUIDANCE ON**

### **THE FILA SAFETY SHEET**

Get it here:

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PS87 Pro is a degreasing cleaner and wax remover that is suitable for cleaning and removing grease from dirty porcelain stoneware, ceramic, natural stone, terracotta and concrete floors.

**What's it for?**

- **Diluted:** cleans and removes grease from dirty porcelain stoneware, ceramic, natural stone, terracotta and concrete floors.
- **Undiluted:** removes stubborn stains from porcelain stoneware.
- It is excellent for basic cleaning of acid-sensitive stone.
- Ideal for basic cleaning of concrete.
- Wax remover for water based, metal or polishing wax.

**Advantages**

- A 3 in 1 solution: stain remover, detergent and wax remover.
- The only product that removes stubborn stains from porcelain stoneware.
- Cleans without damaging the surface.
- Extremely easy to use.
- Removes epoxy grout residues.

**How to Use**

Dilution: Depending on use.

**Application:**

1. To clean all surfaces: Dilute 1:10 to 1:20 and apply to the surface. Leave to act for a few minutes then clean with a single-disc professional cleaner or a scrubbing brush.

Vacuum or wipe up dirt and then rinse with plenty of water. For a deeper clean, dilute to 1:5.

2. To remove stains from porcelain stoneware: Pour undiluted directly onto the mark and over the entire surface of the tile. Allow to dry completely, then wash and rinse.
3. To remove wax: Dilute 1:5, spread and leave to act for a few minutes. Scrub with a scrubbing brush or a single-disc cleaner. Vacuum or wipe up dirt and then rinse with plenty of water.
4. To remove epoxy grout residues: Apply the product undiluted, leave to act for 15-20 minutes, scrub with an abrasive disc, then rinse.

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**Dilution & Coverage**

With one litre:  
 Maintenance 1:20 covers 200 m<sup>2</sup>  
 Wax Remover 1:5 covers 20 m<sup>2</sup>  
 Initial Cleaning of stone 1:5 covers 30 m<sup>2</sup>

**Packaging**

1 litre flasks: in box of 12.  
 5 litre flasks: in box of 4.

**Precautions**

Do not use PS87 Pro on marble or polished stone, wood or methacrylate tubs.

**Composition**

Contains: EDTA and salts <5%, soap >5% but <15%.  
 Other components: fragrance, linalool, limonene.

Storage temperature: between 5° C and 30° C.  
 Must be applied to material at temperatures between 5° and 30° C.

**Labelling**



CAUSES SERIOUS EYE IRRITATION.

**Technical Information**

Appearance: pale yellow liquid  
 Odour: pine fragrance  
 Density: 1.010 kg/litre  
 pH: 12.7

The information above reflects our latest technical know-how and is the outcome of ongoing laboratory research and testing. However, some factors are beyond our control. It is essential to integrate our suggestions with your own on-site preliminary tests and check.

Solus accepts no liability for improper use of its products.

**THIS PRODUCT MUST BE USED IN LINE WITH GUIDANCE ON THE FILA SAFETY SHEET**

Get it here:  
[https://download.filasolutions.com/public/copyfiles/PS87%20PRO\\_18%20UK.pdf?time=1616155332](https://download.filasolutions.com/public/copyfiles/PS87%20PRO_18%20UK.pdf?time=1616155332)



Cleaner Pro is a gentle detergent for the every day cleaning of front of house flooring. It can be used on natural stone, terracotta, quarry tiles, porcelain, stoneware, concrete, ceramic tiles, wood, polished marble, agglomerates, tumbled marble, granite and glass.

### What's it for?

- A gentle detergent for all floors.
- Safe for pre-treated and sensitive surfaces.
- Essential for after installation cleaning of sensitive gloss finished natural stone floors.

### Advantages

- Cleans without damaging the surface.
- When highly diluted (1:200) it leaves no residues and does not require rinsing.
- Highly concentrated: can be diluted according to use.
- Highly biodegradable.
- Ideal for maintenance of waxed surfaces.
- Using a floor cleaning machine requires a minimum dilution of 1:200.
- Ideal for laminated surfaces.

### How to use

Dilution: as required – from 1:30 to 1:200.

Application:

**Maintenance:** dilute to 1:200 and clean the surface with a cloth or an electric floor cleaner.  
Does not require rinsing.

**For very dirty floors,** dilute to 1:30 - 1:50, then clean the surface with a cloth and scrubbing brush.  
Remove dirt and rinse.

**For after installation cleaning,** dilute 1:30 and spread with a single-disc professional cleaner with a soft disc (white or beige) or a floor scrubbing brush. Remove the residue with a vacuum drier or cloths.  
Rinse thoroughly with clean water.

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### Dilution & coverage

With one litre:

Maintenance 1:200 covers 1500 m<sup>2</sup>

Initial Cleaning of stone 1:30 covers 50 m<sup>2</sup>

(Coverage rates are approximate and refer to a single coat of the product)

### Packaging

1 litre flasks: in box of 6.

5 litre flasks: in box of 4.

### Precautions

Do not use Cleaner Pro on textile or waxed wood floors.

### Composition

Contains: anionic surfactant < 5%, non-ionic surfactant > 5% but < 15%.

Other components: benzisothiazolinone, fragrance, citral, limonene.

### Labelling



CAUSES SERIOUS EYE IRRITATION.

### Technical Information

Appearance: pale yellow liquid

Odour: lemon fragrance

Density: 1.005 kg/litre

pH 7.2 (10% solution in drinking water)

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Get it here:

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