



Successful Carpet care

Basic Elements of A Carpet Maintenance Program

John Heyer & John Hafner



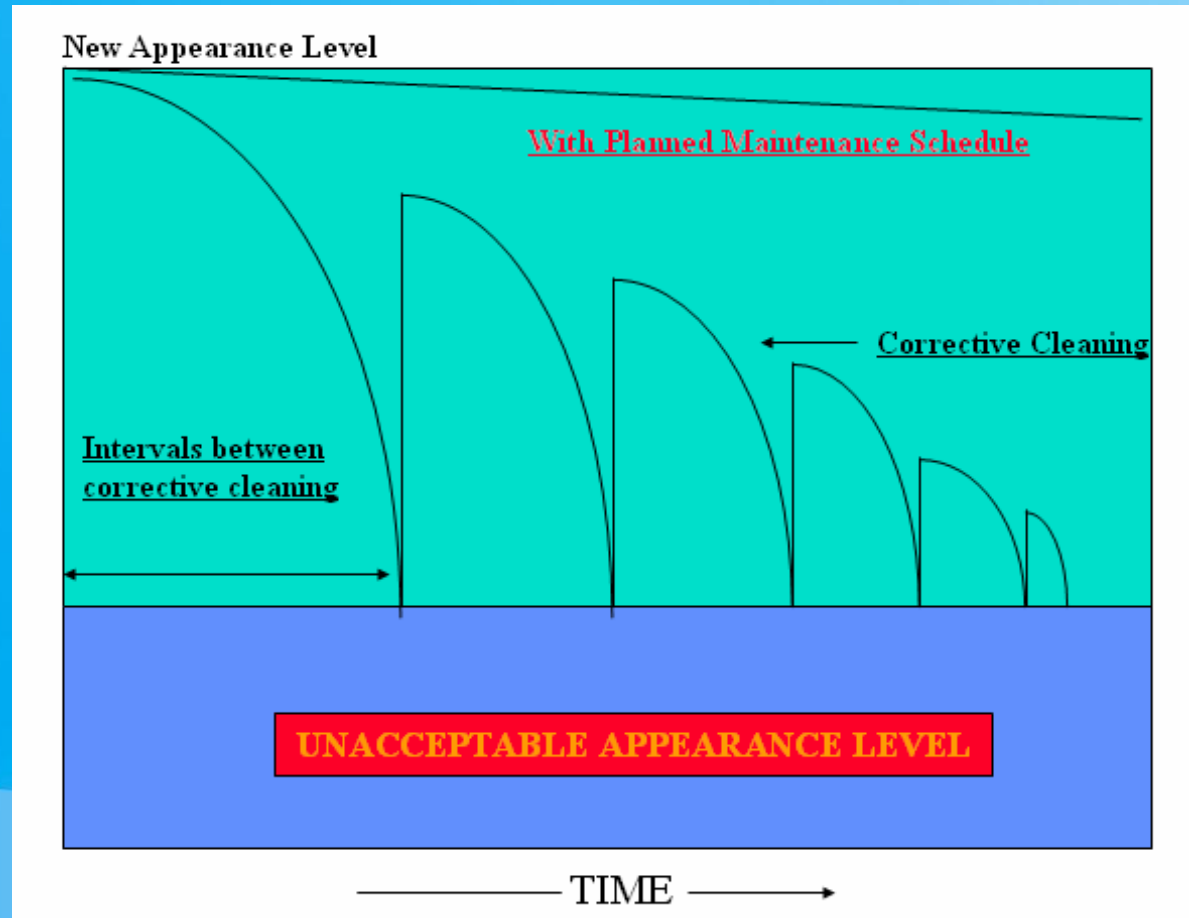
Why You Need A Carpet Maintenance Program

- Because When Carpets “Ugly Out” – It May Be Too Late
 - Stains may not come out
 - Fibers may be damaged
 - Replacement may be the only remedy (\$\$\$\$\$\$)
- Because Indoor Air Quality Will Be Improved
 - A Safer / Healthier Building
 - A More Productive Building
 - A Contribution to green initiatives
- Because Clean Carpets Portray a Clean Building
 - Enhancing Facility Image



Why You Need A Carpet Maintenance Program

PLAN
VS.
REACT





Penetration

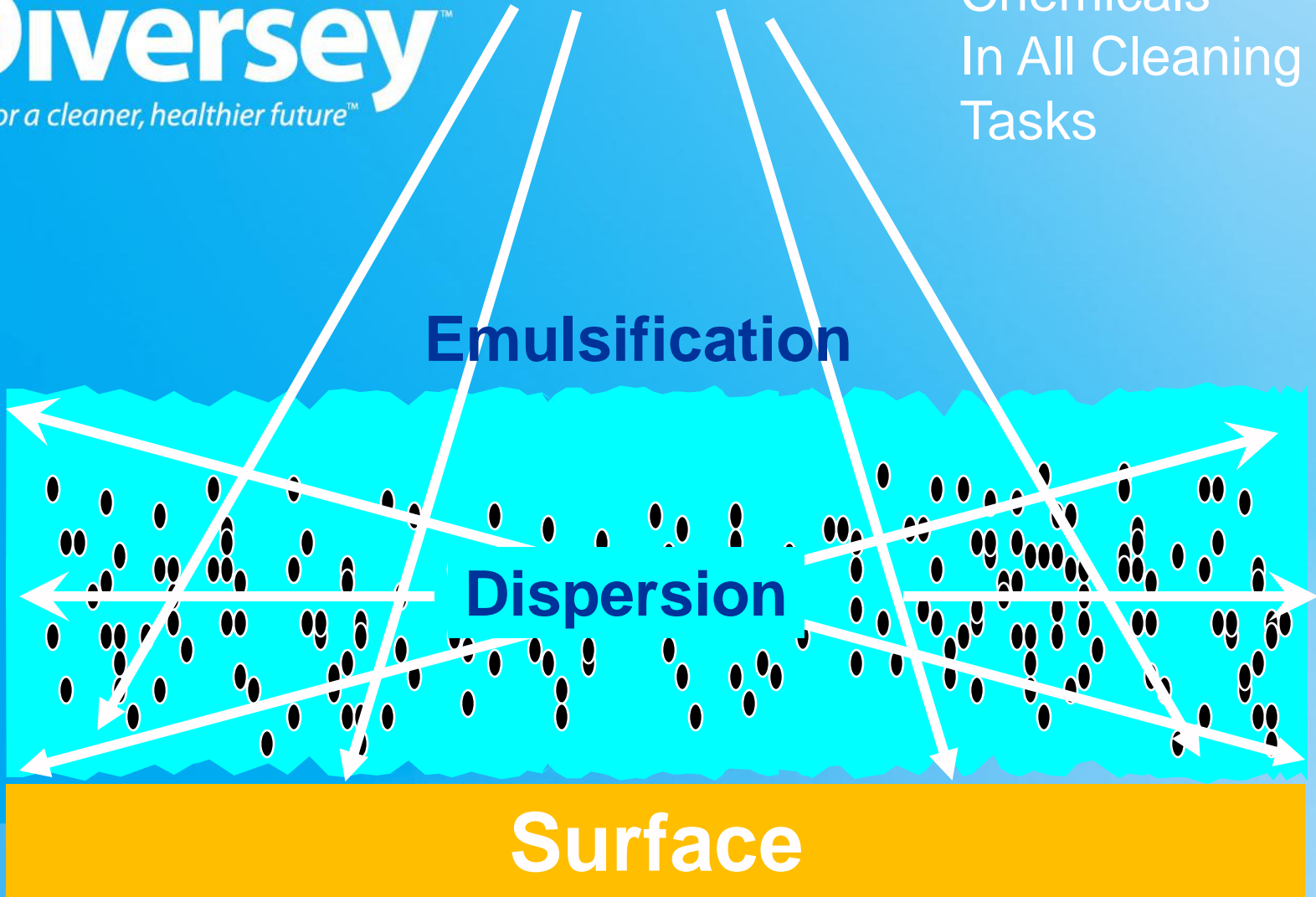
The Role of
Chemicals
In All Cleaning
Tasks

Emulsification

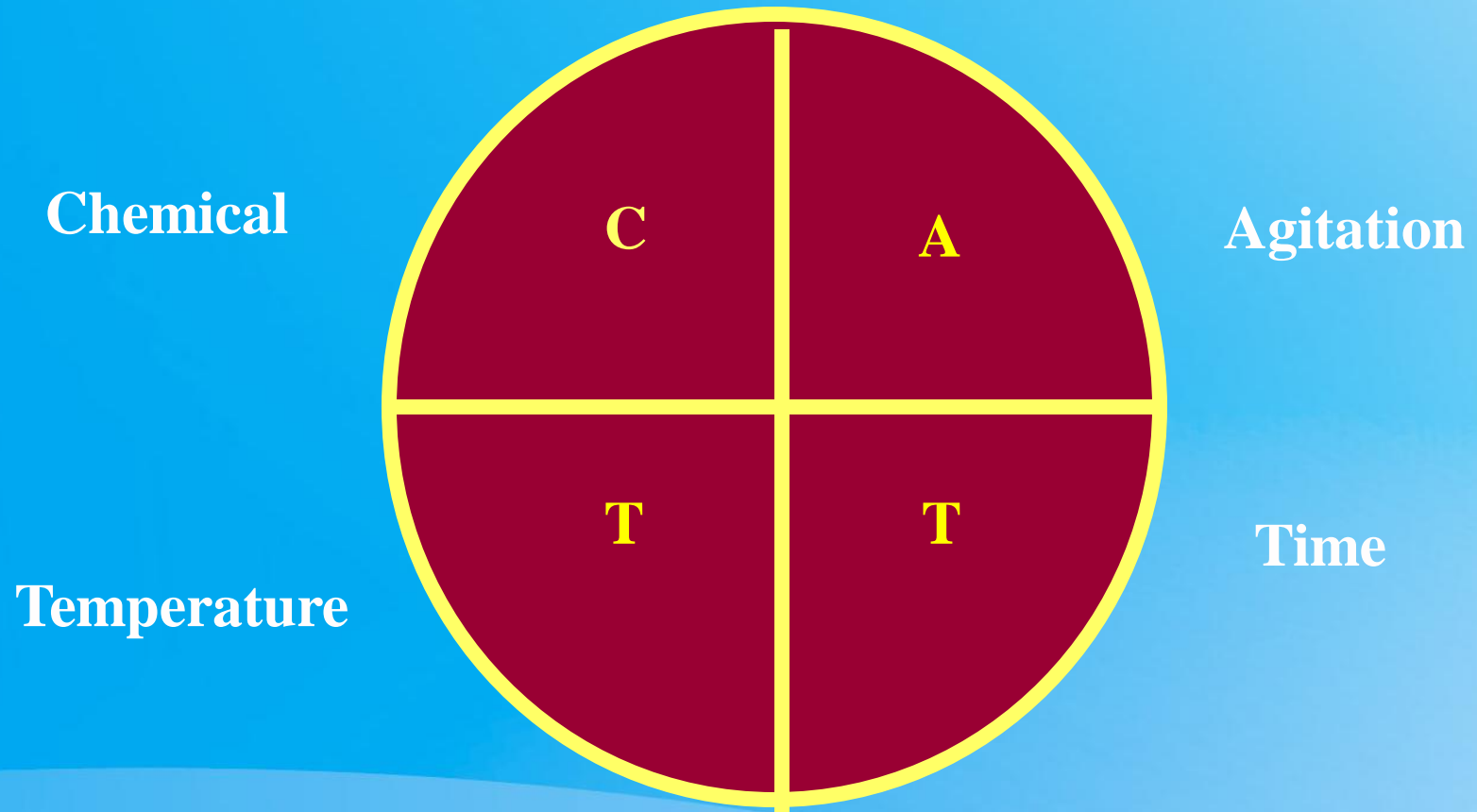
Dispersion

Suspension

Surface



Elements of Cleaning





Elements of a Carpet Maintenance Program

Routine Maintenance Procedures
(preventative & daily)

Interim Maintenance Procedures

Restorative Maintenance Procedures



Elements of a Carpet Maintenance Program

Routine Maintenance Procedures (Preventative / Daily)

- **Capture soil before it enters carpet**
 - Sweeping– where does dirt come from?
 - Matting– can stop 80% of soil
- **Vacuum carpets routinely**
 - Frequency designed by traffic and conditions
 - Can recover 80% of dry soil
- **Spot carpets always**
 - Before spots become stains



Elements of a Carpet Maintenance Program

Interim Maintenance Procedures

- Bonnet/Spin Clean (pg. 14)
 - Submersion Method
 - Pre-Spray Method
 - Some soil removed, but mostly moving it around
- Limited Moisture Shampooing (encapsulation) (pg. 16)
- High-Speed Light Extraction (pg. 19)
- Soil Transfer Extraction (Tennant)





Elements of a Carpet Maintenance Program

Restorative Maintenance Procedures (pg. 12,19 & 22)

- Deep Extraction Cleaning
 - Incorporates heat, chemical, agitation, and recovery
 - Maximum cleaning to the carpet backing
 - Method depends on Soil and Frequency (pg 22 workbook)
- Products to Use
 - Heavy Duty Prespray Plus
 - Extraction Rinse



Spotting Procedures

pg 8

- Act quickly- the longer it sits, the more likely it stains
- Identify the spot
- Blot liquids with a clean, dry, **white**, absorbent cloth or **white** paper towel
- Blot from the outside of the spot toward the center to prevent spreading soil
- Do not scrub the spot
- Continue to blot until transfer stops
- Apply a small amount of the proper spotting chemical (see chart)
- Allow to work 5 minutes
- Agitate gently from the edges to the center with a blunt item (spoon, bone scraper)
- Blot to absorb as much as possible
- Do not scrub
- Never use a brush
- Repeat as needed
- Apply Rinse Water
- Blot until dry





Colorfast Test

- 1) Find an inconspicuous piece of carpet (perhaps in a closet)
- 2) Apply the cleaning solution full strength
- 3) Give the chemical time to react, at least five minutes
- 4) Visually inspect for any color change
- 5) Blot with a clean white towel to see if any dyes have bled
- 6) If the pretest shows any adverse effects, do not use the spotter



RETURNING SPOTS

PROBLEM

Dirt returns in same spot on carpet where it was cleaned

- If it returns overnight, it is called **wicking** (i.e.: Volcano)
- If takes several days, spotter **residue** is acting as a "dirt magnet"

SOLUTIONS

RINSE , RINSE , RINSE WITH CLEAR WATER

DRY quick with FANS or HAIR DRYER

Low Moisture methods reduce wicking– bonnet or encapsulation

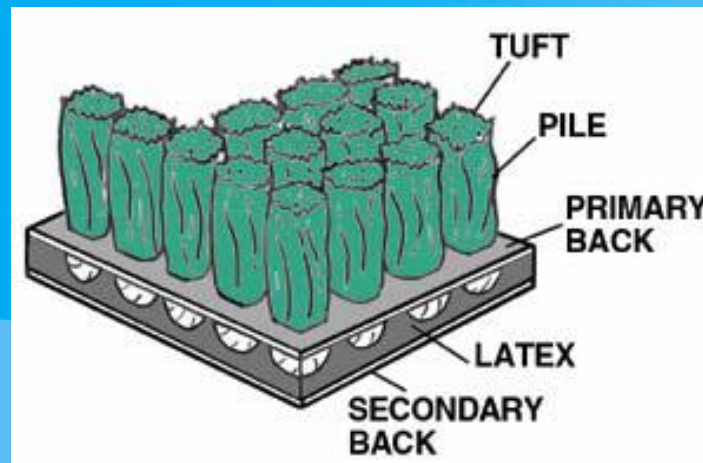


Avoid Delamination

Do Not over wet or allow standing water

Use extra caution with solvent spotters

Always rinse / extract solvents from carpet





Shorten Dry Times

Why?

- Help avoid mildew odors in carpets
- Open for traffic sooner
 - Safer
 - Less re-soiling

How?

- Increase air movement by using a carpet fan
- Reduce humidity by making sure HVAC systems are working
- Open windows (if possible and if humidity is not high)
- Make a dry pass with extractor or wet vac making sure not to over wet
- Make a pass with a dry bonnet



Review Product Options

Spotting

- Percolator– primary spotter if coffee and cola are main spills
- General Purpose Spotter– primary spotter alternative
- Citrus Express Gel– solvent spots

Shampoo Cleaning

- Diversey Carpet Shampoo
- Diversey Dry Foam Carpet and Upholstery Cleaner (encapsulation)

Extraction Cleaning

- Heavy Duty Prespray Plus
- Extraction Rinse



Product Coverage Rates

Pre-spray	500 Square feet per diluted gallon
Spin Bonnet Cleaner	600 Square feet per diluted gallon
Extraction Cleaner	100 Square feet per diluted gallon
Rotary Shampoo	100 Square feet per diluted gallon
Dry Foam Shampoo	200 Square feet per diluted gallon
Soil Retardant (wet)	100 Square feet per diluted gallon
Soil Retardant (dry)	200 Square feet per diluted gallon