

How to:



Floor Finish Problems Poor Gloss/Discoloration

Problem - Poor Gloss

Most Likely Cause	Solution
Insufficient coats applied (recoat schedule off or area not properly identified as main vs. secondary traffic)	Scrub, rinse, and apply additional coats (maintain 4 to 6 coats).
Thin coats of finish.	Apply in medium coats, not with a wrung out mop.
Wrong scrubbing of buffing pads/brushes used (usually too aggressive)	Use approved pads or brushes and follow recoat procedures.
Excessive amount of sand and grit is on the floor.	Use approved mats and runners of sufficient length and width.
Floor not properly rinsed before recoat.	Thoroughly dust mop before cleaning, remove grit, etc., strip, properly rinse and apply new finish
Ammonia, bleach, or stripping solution used in scrubber or mop bucket for routine cleaning.	Use approved cleaners only.
Dirty equipment used to apply finish (stripper mop used etc).	Strip, properly rinse, and apply new finish using clean equipment.
Tile becoming old or very porous.	Apply additional coats of finish, use sealer before finishing floor.
Additional coats applied before previous coat is dry (will likely experience mop drag and look hazy).	Allow next coat to dry sufficiently - if problem not solved strip, rinse and reapply finish.
Improper cleaning dilutions.	Always measure detergent (excess cleaner residue can cause dulling).

Problem - Floor Finish Discolored (Yellow or Brown)

Most Likely Cause	Solution
New cotton mops used to apply finish before soaked and cleaned (sizing can release and yellow floor).	Deep scrub to remove dirt and color, clean mop thoroughly. Use a finish or rayon mop instead a cotton mop.
Not using automatic scrubber for daily cleaning particularly when on ultra high program prior to any buffing (grinding dirt into finish)	Must use auto scrubber and proper pads/cleaner on daily basis: Damp mopping is not sufficient.
Damp mopping with dirty water (spreading dirt).	When using a mop always change water frequently and use two pail system.
Excessive dirt, sand and grit allowed to enter facility and being ground into finish	Use approved mats and runners.
Water trails left by auto scrubber	Minimize trails with equipment maintenance and operator training.
Dirty mops used to pick up water trails from scrubber leaving dirt which can be buffed into finish.	Train scrubber operator, use clean mop, and change rinse water frequently.
Buffing pads contain dirt and finish accumulations.	Always use clean pads: Rotate or replace as needed.
Incorrect concentration of cleaner: Too much cleaner can soften finish and/or leave residue which can hold dirt deposits. Too little cleaner will not permit adequate dirt removal.	Follow recommended floor care procedures.
Oil treated dust mops being used, leaving dirt catching residue on floor.	Use Paraffin treated mops
Applying floor finish before floor has been properly scrubbed and rinsed (dirt coated into floor finish).	Strip, rinse, and reapply finish.
Getting buildup by applying finish to edges every time floor is coated (edges turning color)	Do not recoat outer 4 to 6 inches every time floor is finished.
Fans used to force dry floor finish resulting in dirt catching bubbles and pockets (dirt can then be buffed into finish).	Never direct fans at floor finish: If fans are used, aim upward for air circulation in area.
Dirty Mops	Always use clean mops: If dirty mops or equipment used, strip, rinse and reapply finish.
Contaminated floor finish. (Unused finish should never be returned to original container.	Dispose of unused finish.
Incorrect buffing pads being used allowing a color transfer to high spots in the floor.	Use approved pads

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