

Porcelain Tile Floors - Unpolished, Polished, Glazed and Textured – High Pressure Cleaning

Common Complaints



Dirty or stained grout



Damaged or missing tile or grout



Corners & edges not clean



Solution on baseboards, furniture and walls

Preparation

To make the job easier and more efficient you need to prepare and have the proper equipment such as:

- Set up a 0-1200 variable psi self-contained extractor
- Set up SX-12 floor wand
- Wet vacuum with attached squeegee or vacuum hose and floor wand
- Alkaline floor cleaner
- White 3 gallon pump-up sprayer
- Mix alkaline solution in a white 3 gallon pump-up sprayer with a number 5 tip. Mix the estimated amount of alkaline solution as per manufacturer's directions.
- Neutral pH solution
- Blue mop bucket for neutral pH rinse solution. Mix the estimated amount of neutral (pH 7) floor cleaner as per manufacturer's directions. For rinsing use a cotton/synthetic blend, looped end mop head with blue mop handle.
- Acidic solution
- Back pack vacuum cleaner
- Nylon deck brush
- Grout brush
- Putty knife
- Painters tape
- Plastic sheeting
- Carpet fan/air mover
- 16 inch neoprene floor squeegee
- Personal protective equipment: gloves and goggles, kneepads, rubber shoe covers to protect shoes
- Penetrating sealer

- Black 3 gallon pump-up sprayer (to apply penetrating sealer)
- Wet floor sign(s)
- Caution tape for safety perimeter

Place equipment in the area where work will begin.

Procedures

- Clear floor of items that will be moved out of service area.
- Use putty knife to remove dried on crusty material, stickers, etc.
- Vacuum floor with back pack vacuum to remove soil from tile and grout.
- Place wet floor sign at entrances and set safety perimeter with caution tape.
- Protect surfaces not being cleaned with plastic so they are not damaged by splashes.
- Apply solution to floor with low pressure pump-up sprayer. Keep it wet, do not let it dry out. Work on small areas you can manage.
- Let solution stand 5-10 minutes.
- Use high pressure wash and extract solution with SX-12 floor wand. High pressure wash the floor in a circular motion, side to side, overlapping the strokes made by the SX-12 floor wand.



Use an auto-fill/auto dump unit on large floor areas

- Clean corners and edges using corner and edging high pressure tool.
- Use floor squeegee to pull solution away from corners and edges.
- Immediately wipe off splashes from walls, baseboards, etc. with a damp cloth.
- Rinse floor with neutral pH rinse solution in blue mop bucket.
- Check for soil build-up on tile and grout that you may have to re-clean.

- If there is still minor discoloration in the grout, apply an acidic solution, give dwell time and scrub with grout brush then pickup with wet vacuum or SX-12 and rinse. Acids can also be used to remove efflorescence, mineral deposits and some rust stains.
- After rinsing, set up carpet fan/air mover to dry floor quickly.
- Move on to next area until completed.
- Once tile and grout are completely dry go to option 1 or 2.



Sealer can change the color of both tile and grout so it is important to always test the sealer product on an inconspicuous tile such as in a corner or inside a closet.

- **Option 1:** Apply floor penetrating sealer to porcelain tile and grout. Apply a moderate coat of sealer to the floor with a finish applicator, a finish mop, or low pressure sprayer. Allow a few minutes for penetration, then remove excess with dry towels or a well-rung-out mop. Remove as much excess from the surface as possible. Allow sealer to dry and apply an additional coat in the same manner. After the final coat has dried, buff out with a 175 rpm rotary floor machine with a microfiber pad to remove any residue.
- **Option 2:** Apply penetrating sealer to porcelain tile grout lines. Spray gout lines with pump up sprayer or apply with grout sealer applicator. Squeegee excess into untreated areas and bonnet off non-porous tiles. When dry if there is a white haze on tiles, buff off with white polishing pad and 175 rpm rotary machine.
- Keep traffic off the floor as long as possible.
- Remove protective plastic sheeting and painter tape.
- Remove wet floor sign and safety perimeter.

- Finish cleaning up equipment, rinse out buckets, mops, rinse and wipe down vacuum, squeegees, SX-12, putty knives, and pads.



*High pressure cleaning on Porcelain tile
(Pressure range) 500 psi to 1450 psi*

Don't Forget the Details

- Check the tile and grout for soil build-up that may have to be re-cleaned
- Do not leave soil in corners and edges
- Keep baseboards clean
- When applying sealer around toilets and wooden baseboards use a sponge, paint brush, flat mop, or grout stick
- Watch for debris in sealer, for example hair and bugs
- Watch for skippers (areas missed when applying sealer to floors)
- Use the proper psi when cleaning ceramic tiles



Summary



Common Complaints

- Dirty or stained grout
- Damaged or missing tile or grout
- Corners and edges not clean
- Solution on baseboards and walls

Preparation

- Have the proper equipment to do the job

Procedures

- Vacuum floor
- Apply solution with pump-up sprayer, do not let it dry out
- Work in small areas
- Pressure wash corners & edges
- Rinse floor with neutral pH solution
- Apply penetrating sealer



Don't Forget the Details

- Check tile and grout for soil build-up that may have to be re-cleaned
- Use cool or cold water when mixing chemicals
- Do not leave soil in corners and edges
- Use proper psi when cleaning ceramic tiles

Quiz – Porcelain Tile Floors

Unpolished, Polished, Glazed and Textured Porcelain Tile Floors (High Pressure Cleaning)

1. The best type of floor squeegee to use when cleaning tile and grout is:
 - A. Hard rubber
 - B. Neoprene
 - C. Tampico
 - D. Carbide
2. Porcelain tile can be high pressure washed with a psi between:
 - A. 300 to 1200
 - B. 500 to 1450
 - C. 700 to 1200
 - D. All of the above
3. When using the SX-12 high pressure floor wand to clean glazed porcelain tile always make sure it has the plastic base on it. True or False
4. It is important to dry the tile and grout slowly. True or False
5. Always use a penetrating sealer on porcelain tile. True or False
6. There is no need to have a safety perimeter if you have removed protective plastic from items. True or False