Product	
Supplier	Flooring2
Product Type	Carpet Tile
Number	PK
Name	Park Central

Carpet Tile Care and Maintenance Guide

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Important Notice

> **READ BEFORE USE**

This guide provides comprehensive care and maintenance information for modular carpet tile flooring. Following these guidelines will help preserve your floor's appearance, extend its lifespan, and maintain warranty coverage. Always refer to your specific product's care instructions, as requirements may vary by manufacturer and product line.

Disclaimer: This guide contains general recommendations based on Carpet and Rug Institute (CRI) standards for commercial and residential carpet. We are not responsible for damage resulting from improper care, use of unapproved products, or failure to follow manufacturer-specific guidelines.

Quick Reference Card

Daily Care

Task	Frequency	Tools/Products
Vacuum high-traffic areas	Daily	CRI-approved vacuum, suction-only or adjustable height
Blot spills immediately	As needed	Clean white cloth, approved spot cleaner
Walk-off mat maintenance	Daily	Shake out, clean as needed

Weekly Care

Task	Frequency	Tools/Products
Vacuum all tile areas	2-3 times weekly	CRI-approved vacuum
Inspect seams and edges	Weekly	Visual inspection
Spot clean as needed	As needed	CRI-approved spot cleaner

Periodic Care

Task	Frequency	Tools/Products
Rotate tiles in high-wear areas	Quarterly	Plan and document rotation
Deep clean/extraction	Every 12-18 months	Professional service (CRI-certified)
Inspect for loose or damaged tiles	Monthly	Visual/physical check

Routine Maintenance

Daily Care

Vacuuming - Essential for Carpet Tile Longevity:

Regular vacuuming removes dry soil before it works into carpet fibers and tile backing. For carpet tiles, proper vacuuming technique is especially important to avoid disturbing tile edges.

Proper Vacuuming Technique:

- Use a vacuum with adjustable height settings appropriate for tile thickness
- Avoid aggressive beater bars on thin tiles or loose-lay installations
- Vacuum in multiple directions for thorough soil removal
- Pay attention to seams—use crevice tool monthly
- Use slow, overlapping strokes

Frequency Guidelines by Traffic Level:

Traffic Level	Examples	Recommended Frequency
High Traffic	Entryways, corridors, workstations	Daily
Medium Traffic	Conference rooms, private offices, bedrooms	2-3 times per week
Low Traffic	Storage areas, low-use rooms	Weekly

Weekly Care

Tile Inspection:

- Check for tiles that may have shifted or lifted
- Look for seam separation or gapping
- Identify any tiles with damage, heavy soiling, or staining
- Note tiles that may need rotation or replacement

Edge and Seam Cleaning:

- Use crevice attachment along walls and under furniture
- Clean seams carefully to prevent debris buildup
- Remove any debris trapped at tile edges

Recommended Vacuum Features:

- □ CRI Seal of Approval certification (Green Label)
- □ Adjustable height settings
- □ Option to disable or adjust beater bar
- □ Good edge cleaning capability
- □ HEPA filtration (especially for commercial spaces)

Monthly Care

Deep Vacuuming:

- Vacuum with slow, deliberate passes
- Focus on traffic patterns and seam areas
- Move furniture to access hidden areas
- Clean under workstations and heavy furniture

Tile Condition Assessment:

- Document tiles showing wear
- Plan rotation schedule if needed
- Identify tiles for potential replacement

Spill and Stain Management

Immediate Response Protocol

> **Golden Rule:** Carpet tile's modular nature is an advantage—stubborn stains can be addressed individually or tiles replaced if necessary. Still, immediate response gives the best results.

Step 1: Contain the Spill

- Prevent spreading to adjacent tiles
- For liquids, use clean towels as barriers
- Identify how many tiles are affected

Step 2: Remove Excess

- **Liquids:** Blot (never rub!) with clean, white absorbent cloths
- **Semi-solids:** Scrape gently toward center using spoon or dull knife
- **Solids:** Vacuum dry particles or let wet substances dry first

Step 3: Clean the Area

- Apply CRI-approved spot cleaner to a clean cloth
- Work from outer edge toward center
- Blot and lift—never scrub
- For severe stains, consider removing tile for more thorough cleaning

Step 4: Rinse and Dry

- Apply clean water to neutralize cleaning solution
- Blot thoroughly with dry cloths
- Allow to air dry completely
- Ensure tile lies flat while drying

Common Stain Removal Guide

Stain Type	Treatment Method	Products to Use	Notes
Coffee/Tea	Blot, apply solution, blot, rinse	CRI-approved spotter	Treat immediately
Red Wine	Blot excess, apply solution	Club soda, then CRI-approved spotter	Multiple treatments may be needed
Food Spills	Remove solids, blot, clean	CRI-approved spotter	Address quickly
Ink (Ballpoint)	Blot with solvent	Rubbing alcohol on cloth (test first)	May require tile replacement
Grease/Oil	Apply dry solvent, blot	Dry-cleaning solvent	Test in hidden area first
Pet Accidents	Blot, enzyme cleaner	Enzyme-based pet cleaner	May need to treat or replace backing
Gum	Freeze and scrape	Ice cubes, commercial gum remover	Work carefully
Adhesive Residue	Solvent treatment	Appropriate adhesive remover	Test compatibility

Stain Removal Best Practices

DO:

- □ Respond immediately to spills
- □ Blot, never rub or scrub
- □ Work from outside edge toward center
- □ Test cleaners in inconspicuous area
- □ Consider tile removal for deep cleaning
- □ Document which tiles have been treated

DON'T:

- □ Never let spills sit untreated
- □ Never over-wet—excess moisture can affect adhesive
- □ Never use bleach or harsh chemicals
- □ Never scrub aggressively—damages fibers and backing

Deep Cleaning

DIY Deep Cleaning

Frequency: Every 6-12 months depending on traffic and soiling

Carpet Tile Advantage: Individual tiles can be removed for deep cleaning if needed

Materials Needed:

- □ CRI-approved extraction cleaner or low-moisture cleaning solution
- □ Portable extraction machine or approved cleaning system
- □ Clean water for rinsing
- □ Fans for drying

Procedure:

1. **Preparation**
   - Vacuum thoroughly
   - Mark tiles for rotation (if planned)
   - Remove any tiles that need intensive treatment
   - Pre-treat spots and traffic areas
2. **Cleaning Process**
   - Use minimal moisture to protect adhesive
   - Low-moisture or encapsulation methods often preferred
   - If extracting, extract thoroughly
   - Avoid over-wetting glue-down tiles
3. **Drying**
   - Use fans to accelerate drying
   - Ensure complete drying before foot traffic
   - Verify tiles lie flat (no curling or lifting)

Tile Removal for Cleaning:

- For heavily soiled tiles, remove from floor
- Clean both face and backing if needed
- Allow to dry completely before reinstalling
- Use fresh adhesive tabs or adhesive if needed

Professional Deep Cleaning

Recommended Frequency: Every 12-18 months or as needed

When to Call a Professional:

- Overall appearance has dulled
- Traffic patterns are visible
- Periodic cleaning required by warranty
- Large-scale cleaning needed
- Specific soil or stain issues

Methods Suitable for Carpet Tile:

Method	Description	Best For
Hot Water Extraction	Traditional steam cleaning	Deep soiling, glue-down installations
Low-Moisture/Encapsulation	Quick-dry polymer treatment	Routine maintenance, moisture-sensitive areas
Bonnet Cleaning	Rotary pad absorbs soil	Light maintenance only (not deep cleaning)

Important Notes:

- Inform cleaner of installation type (glue-down vs. loose-lay)
- Excessive moisture can affect adhesive
- Low-moisture methods often preferred for carpet tile

Industry Standards:

- CRI 104 (Commercial Carpet Maintenance Standard)
- IICRC S100 (Standard for Professional Cleaning)

Approved and Prohibited Products

Approved Products

Category	Approved Products	Notes
Spot Cleaner	CRI Seal of Approval certified spotters	Follow directions carefully
Deep Cleaner	CRI-approved extraction or encapsulation cleaners	Use appropriate for installation type
Enzyme Cleaner	CRI-approved enzyme products	For protein and pet stains
Protective Treatment	CRI-approved carpet protectors	Reapply after deep cleaning

Prohibited Products

> **WARNING:** Using prohibited products may void warranty and damage tiles or affect adhesive.

Product Type	Why It's Prohibited	Potential Damage
Bleach	Destroys dyes and fibers	Permanent discoloration
Ammonia (on nylon)	Can damage nylon fibers	Fiber degradation
Oil-based cleaners	Attracts soil, affects adhesive	Rapid re-soiling, adhesive failure
Abrasive cleaners	Damages fiber surface	Permanent fiber damage
Excess water	Compromises adhesive bond	Tile lifting, mold growth
Harsh solvents	Can dissolve adhesive	Tile delamination

Cleaning Equipment Guidelines

Approved Equipment:

- □ CRI-approved vacuums (Green Label certified)
- □ Professional extraction equipment
- □ Low-moisture cleaning systems
- □ Soft brushes for spot treatment

Prohibited Equipment:

- □ **Steam mops** - Excessive moisture, affects adhesive
- □ **Aggressive rotary machines** - Can damage tile edges and seams
- □ **Stiff scrub brushes** - Damages fibers
- □ **High-pressure extraction** - Can disturb tiles

Climate and Environmental Control

Temperature Requirements

Condition	Recommended Range	Acceptable Range	Risk if Exceeded
Room Temperature	65°F - 75°F (18°C - 24°C)	60°F - 85°F (15°C - 29°C)	Adhesive softening, tile shifting
Floor Temperature	65°F - 75°F (18°C - 24°C)	60°F - 85°F (15°C - 29°C)	Same as above

Humidity Requirements

Condition	Recommended Range	Acceptable Range	Risk if Exceeded
Relative Humidity	40% - 50% RH	35% - 65% RH	Too high: mold, adhesive failure; Too low: static, fiber brittleness

Humidity Management Tips:

- Maintain consistent climate (minimize swings)
- Use dehumidifiers in high-humidity environments
- Monitor humidity in basements and below-grade installations
- Address any water intrusion immediately

Seasonal Considerations

Winter:

- Increase vacuuming to manage tracked-in salt and debris
- Monitor humidity—heating systems dry air
- Watch for static electricity buildup
- Ensure entry mats are clean and effective

Summer:

- Monitor humidity levels
- Watch for tile expansion/shifting in very hot conditions
- Ensure HVAC maintains consistent temperature
- Increase cleaning frequency if windows are open

Transition Seasons:

- Check tiles for any movement after temperature swings
- Deep clean in spring after winter
- Inspect adhesion in fall before heating season

Sunlight and UV Protection

- Use window treatments to reduce UV exposure
- Rotate tiles periodically to even fading
- Consider UV-filtering window film
- Accept that some fading is natural over time
- Plan furniture placement to minimize uneven exposure

Preventive Care Strategies

Furniture Protection

Furniture Legs and Bases:

- Use furniture cups or glides under all furniture
- Choose cups appropriate for carpet tile thickness
- Avoid small, concentrated weight points
- Check regularly for debris under cups

Heavy Furniture and Equipment:

- Distribute weight with broad bases
- Use furniture cups designed for heavy loads
- Never drag—always lift furniture
- Consider weight limits for your specific tile

Rolling Furniture:

- Use chair mats under rolling chairs (especially with casters)
- Choose carpet-rated casters (avoid hard plastic wheels)
- Ensure chair mats are appropriate for carpet tile thickness
- Check for tile wear under frequently used chairs

Entry Point Protection

Exterior Doors:

- Install scraper mats outside entrances
- Use absorbent walk-off mats inside (6-12 feet recommended for commercial)
- Clean entry mats frequently
- Replace mats when worn or ineffective

Interior Transitions:

- Use transition strips at flooring changes
- Monitor high-traffic intersections for wear
- Consider adding runners in major corridors

Pet Care (Residential Installations)

Daily Maintenance:

- Keep pet nails trimmed
- Clean accidents immediately with enzyme cleaner
- Use waterproof mats under food/water bowls

Stain Management:

- Address pet stains promptly
- For urine stains, enzyme treatment essential
- Severely damaged tiles can be replaced

Damage Prevention

Protect Against:

- Rolling loads (use plywood pathways for heavy deliveries)
- Dropped objects (use care in workspaces)
- Chemicals (clean spills immediately)
- Excessive moisture (address water events immediately)

Tile Rotation and Replacement

Tile Rotation Program

> **Key Advantage:** Carpet tiles can be rotated to extend floor life and even wear patterns

When to Rotate:

- Traffic patterns become visible
- Quarterly in heavy commercial use
- Annually in residential settings
- When individual tiles show uneven wear

Rotation Strategy:

1. **Map your floor** - Number or code tiles for tracking
2. **Identify wear zones** - Entry areas, corridors, under chairs
3. **Identify low-wear zones** - Under furniture, closets, storage
4. **Swap tiles** - Move high-wear tiles to low-wear areas
5. **Document rotation** - Track which tiles moved where

Rotation Best Practices:

- Maintain pile direction consistency after rotation
- Check that replacement adhesive is adequate
- Clean tiles before reinstalling in new location
- Keep spare tiles from original installation for replacements

Tile Replacement

When to Replace:

- Permanent stains that can't be cleaned
- Physical damage (cuts, tears, burns)
- Backing damage or delamination
- Severe crushing that won't recover

Replacement Procedure:

1. Remove damaged tile (cut adhesive bond if necessary)
2. Clean subfloor of old adhesive residue
3. Apply fresh adhesive or adhesive tabs
4. Install replacement tile (match pile direction!)
5. Press firmly and allow adhesive to set

Spare Tile Management:

- Keep 5-10% extra tiles from installation
- Store flat in climate-controlled area

- Rotate spares into use occasionally to ensure color match
- Order replacements promptly if spares are depleted

Room-Specific Guidelines

Offices and Workstations

- Use chair mats under rolling chairs
- Vacuum workstation areas daily
- Pay attention to areas under desks
- Rotate tiles under high-use chairs

Corridors and Hallways

- Highest wear areas—vacuum daily
- Implement tile rotation program
- Consider commercial-grade tiles for these areas
- Monitor seams for lifting or gapping

Conference Rooms

- Moderate traffic—vacuum 2-3 times weekly
- Protect from rolling chair damage during meetings
- Watch for food/beverage spills
- Plan furniture moves carefully

Kitchens/Break Rooms

- Clean spills immediately
- Use entry mats at transitions from other flooring
- Consider moisture-resistant tiles
- More frequent cleaning required

Basements (Residential)

- Monitor humidity continuously
- Use dehumidifiers as needed
- Check for moisture intrusion regularly
- Choose tiles rated for below-grade installation
- Watch for musty odors indicating mold

Areas with Radiant Heat

- Verify tiles are rated for radiant heat
- Do not exceed maximum floor surface temperature (typically 85°F / 29°C)
- Monitor for any tile movement as temperature changes
- Ensure consistent temperature—avoid dramatic swings

Troubleshooting Common Issues

Tile Lifting or Curling

Symptoms:

- Tile edges curling upward
- Tiles not lying flat
- Visible gaps at seams

Possible Causes:

- Adhesive failure
- Moisture under tiles
- Temperature extremes
- Improper installation

Solutions:

- Re-adhere with fresh adhesive
- Address moisture source
- Replace adhesive tabs (loose-lay)
- Consult installer for widespread issues

Prevention:

- Maintain consistent climate
- Avoid excess moisture during cleaning
- Use appropriate adhesive for conditions

Visible Seams or Gapping

Symptoms:

- Gaps between tiles
- Visible backing at seams
- Tiles appear to have shifted

Possible Causes:

- Temperature fluctuations
- Adhesive deterioration
- Initial installation issues
- Heavy rolling loads

Solutions:

- Reposition tiles and re-adhere
- Allow temperature to stabilize
- Replace with fresh tiles if backing shows

Prevention:

- Maintain consistent temperature
- Avoid temperature swings
- Use appropriate adhesive

Traffic Pattern Wear

Symptoms:

- Visible wear in walkways
- Duller appearance in high-traffic areas
- Fiber crushing in paths

Possible Causes:

- High traffic without adequate maintenance
- Infrequent vacuuming
- Sand and grit accumulation
- Normal wear (can be managed)

Solutions:

- Implement tile rotation program
- Replace worn tiles from spare stock
- Increase cleaning frequency
- Professional cleaning may restore appearance

Prevention:

- Vacuum high-traffic areas daily
- Rotate tiles quarterly
- Use entry mats effectively
- Deep clean regularly

Odors

Symptoms:

- Musty smell (moisture issue)
- Chemical odor (adhesive or new product)
- Organic odors

Possible Causes:

- Moisture trapped under tiles
- New product off-gassing
- Spills not properly cleaned
- Mold or mildew under tiles

Solutions:

- For new product odor, increase ventilation (normal for 1-2 weeks)
- Remove tiles to inspect for moisture
- Professional treatment for mold issues
- Replace tiles if backing is contaminated

Prevention:

- Maintain proper humidity
- Clean spills immediately
- Ensure adequate ventilation

When to Seek Professional Help

Contact a flooring professional if:

- Widespread tile lifting or curling
- Suspected mold or moisture under tiles
- Large-scale cleaning needed
- Persistent odors despite cleaning
- Need guidance on rotation or replacement
- Warranty claim situations

Common Mistakes to Avoid

Cleaning Mistakes

Mistake	Why It's Harmful	Correct Approach
Over-wetting tiles	Damages adhesive, causes curling	Use minimal moisture, low-moisture methods
Scrubbing stains	Damages fibers, spreads stain	Blot gently from outside in
Using harsh chemicals	Damages fibers, voids warranty	Use CRI-approved products only
Infrequent vacuuming	Soil grinds into fibers	Vacuum high-traffic daily
Ignoring seams	Debris accumulates, tile lifting	Clean seams monthly

Maintenance Mistakes

Mistake	Why It's Harmful	Correct Approach
Not rotating tiles	Uneven wear, shortened life	Rotate quarterly or annually
No spare tiles	Can't replace damaged tiles	Keep 5-10% extra from installation
Ignoring climate control	Tile movement, adhesive issues	Maintain 65-75°F, 40-50% RH
Allowing rolling loads	Damages tiles and adhesive	Use plywood pathways

Protection Mistakes

Mistake	Why It's Harmful	Correct Approach
No entry mats	Tracks soil onto tiles	Use exterior and interior mats
Wrong chair casters	Creates wear patterns	Use carpet-rated casters or mats
Dragging furniture	Damages tiles and seams	Always lift furniture
Missing furniture cups	Point loading damages tiles	Use appropriate cups under all legs

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Maintenance Schedule Checklist

Daily Checklist

- □ Vacuum high-traffic areas
- □ Blot any spills immediately
- □ Check entry mats, clean if needed
- □ Visual inspection of main areas

Weekly Checklist

- □ Vacuum all carpet tile areas (2-3 times)
- □ Clean edges and under furniture edges
- □ Inspect seams for debris buildup
- □ Spot clean any stains

Monthly Checklist

- □ Deep vacuum with slow passes
- □ Clean seams with crevice tool
- □ Inspect tiles for lifting or damage
- □ Check furniture cups/glides
- □ Document any tiles needing attention

Quarterly Checklist

- □ Rotate tiles per rotation plan (if implemented)
- □ Deep clean traffic areas
- □ Inspect all seams and edges
- □ Check spare tile inventory
- □ Address any loose or damaged tiles

Annual Checklist

- □ Schedule professional deep cleaning
- □ Comprehensive tile condition assessment
- □ Update rotation plan
- □ Replace any worn tiles from spare stock
- □ Review and order additional spare tiles if needed
- □ Consider applying carpet protector

Warranty Considerations

Maintaining Warranty Coverage

To preserve your warranty coverage:

- □ Follow manufacturer's care and maintenance guidelines
- □ Vacuum regularly using CRI-approved equipment
- □ Have professional cleaning every 12-18 months
- □ Use only approved cleaning products
- □ Maintain proper environmental conditions
- □ Keep spare tiles for replacement

- □ Document maintenance activities

Actions That May Void Warranty

- Using unapproved cleaning methods or products
- Failure to maintain as recommended
- Improper installation or repairs
- Using incompatible adhesives for replacement
- Exposure to excessive moisture or temperature
- Physical abuse or damage
- Failure to address water damage promptly

Documentation Recommendations

Keep records of:

- □ Original purchase information and warranty documents
- □ Product identification (style, color, lot numbers)
- □ Professional cleaning receipts with methods used
- □ Tile rotation documentation
- □ Tile replacement records
- □ Any warranty communications

Additional Resources

Industry Associations

- **Carpet and Rug Institute (CRI)** - carpet-rug.org
  - Seal of Approval product listings
  - Commercial and residential standards
  - Care and maintenance guidelines
- **IICRC** - iicrc.org
  - Certified cleaner directory
  - Cleaning and restoration standards

Certification Programs

- **CRI Seal of Approval** - Certified vacuums and cleaning products
- **IICRC Certification** - Professional cleaning technicians
- **CRI 104** - Commercial Carpet Maintenance Standard

Where to Find Help

- **Product-specific questions:** Contact the manufacturer
- **Care products:** Visit carpet-rug.org for CRI-approved products
- **Professional services:** Seek IICRC-certified professionals
- **Spare tiles:** Contact original retailer or manufacturer
- **Warranty questions:** Contact your flooring retailer

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