

FLOOR POLISHER MAINTENANCE PROGRAM

The useful life of cleaning tools and supplies (excluding solutions and cleansers) depends on the quality and design of the products being used, how the products are used and how well the tools are maintained. By following these hints the custodial technician can extend the useful life of many of the tools and supplies used in his/her work.

These pieces of equipment, including buffers and ultra-high-speed (UHS) machines, need maintenance similar to that for floor machines.

- Equipment operators should regularly check cords to make sure insulation is undamaged and wires aren't exposed. If a cord's insulation is damaged, replace the cord with a new one of sufficient amperage. Plugs with damaged prongs should be replaced so the machine receives the proper current connection and that wires aren't exposed.
- Wheels should be oiled periodically or greased, if a grease fitting is available.
- Operators should check electric motor brushes annually for wear and replaced if necessary. This step can add years of life to a motor and stretch the investment in capital equipment.
- Mechanics should lubricate grease fittings periodically and check wheels, hinges and other moving parts for adjustment and wear.
- Floor Polishers can be damaged from careless operation and from transporting between sites. Operators need to anticipate objects and possible obstructions when operating and transporting these machines to avoid damage to equipment, walls and furniture.



- Propane-powered burnishers have additional care needs. Mechanics should tune up their engines at least once every 200 hours including changing spark plugs and check oil levels daily. Most manufacturers recommend changing motor oil every 50 hours of use and changing the oil filter every 100 hours of use. Since most propane burnishers have hour meters on them, service due dates are easy to calculate.
- Propane-powered machines of all types should be tested occasionally to ensure carbon monoxide emissions are within safe levels as defined by state and federal standards.
- Power-drive belts on buffers, burnishers and other power equipment need to be inspected and replaced if they are frayed or stretched out of specifications.
- A particular problem of UHS burnishers is the amount of dust particulates created when the pad polishes the floor finish to a smooth, glossy surface. This very fine dust accumulates quickly on engine-hood filters and the underside of the pad housing. Operators need to shake out or vacuum the filters after each hour of service and clean dust off the housing areas at least once a week. These steps will help the machine perform more efficiently and will reduce the spread of dust particulates throughout the indoor environment.