

AUTOMATIC SCRUBBER 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.

Automatic scrubbing machines, like walk-behind carpet cleaning machines, have unique maintenance needs. Equipment with solution and recovery tanks must have contents emptied out and rinsed clean. Seals on tank lids should be checked for a tight fit and good condition.

- Floor machines should be kept clean and power cords wiped off to remove soiling that may accumulate during use.
- 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.
- When a machine is not in use, operators should avoid resting it on the pad holder or the brushes because this can flatten out the pad holder or brushes at the point of greatest pressure and cause the machine to wobble in use, reducing the machine's efficiency and putting greater strain on the operator.
- 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.



- Floor machine accessories, such as pads and brushes, also need attention. Operators should wash brushes and pad holders occasionally and comb bristles to remove debris and soil. Pads can be reused a number of times if they are cleaned by soaking them in a light solution of finish stripper, then hosed off. Brushes, pad holders and pads should be air dried and hung on a rod when not in use.
- Mechanics should lubricate grease fittings periodically and check wheels, hinges and other moving parts for adjustment and wear.
- Automatic scrubbing machines 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.

For machines powered by batteries:

- Posts and cables must be kept free of corrosion to ensure proper connections.
- Battery fluid levels should be checked regularly unless batteries have sealed acid compartments.
- Operators should follow manufacturer instructions to make sure batteries aren't undercharged or overcharged. Improper charging can lead to shortened battery life and can damage electrical components in the motors.