

CARPET TILE MAINTENANCE

The essential guide to maximising your carpet tile performance.



LIFESPACE

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MAXIMISING CARPET TILE PERFORMANCE: YOUR ESSENTIAL MAINTENANCE GUIDE

To get the best out of your carpet tiles, both visually and functionally, proactive maintenance is essential. This guide lays out the key principles of an effective upkeep regime, and we strongly recommend that a maintenance plan is in place from the moment your tiles are installed.

A common misconception is to wait until carpets appear dirty before acting. By then, the damage is often done. The smartest approach is to implement a planned cleaning schedule from day one, maintaining performance and extending the life of your flooring investment.

WHAT INFLUENCES CARPET TILE LONGEVITY?

Several core elements determine how well your carpet performs over time:

- Construction and colour selection
- Installation of effective barrier matting
- Correct fitting techniques
- Structured maintenance programme

Premature wear or a tired appearance is often blamed on product quality. In reality, it's usually due to inconsistent or incorrect cleaning practices. Build-up of detergent residues from poor cleaning can accelerate re-soiling and cause pile distortion.

YOUR PLANNED MAINTENANCE BLUEPRINT

A well-structured maintenance plan should combine regular preventative cleaning, especially in high-traffic areas, with periodic restorative treatments to lift deeply embedded dirt and rejuvenate the pile.



BARRIER MATTING: YOUR FIRST LINE OF DEFENCE

Installing high-performance barrier matting at all external entry points and transitions between hard floors and carpeted zones can dramatically reduce the volume of dirt entering the space. Research shows that up to 80% of carpet soil is tracked in from outside, most of which can be intercepted with quality entrance mats.

Key points:

- The effectiveness of mats increases with every step taken across them.
- Mats must be routinely cleaned or replaced to remain effective.
- For areas prone to heavy soiling—vending zones, kitchens, print rooms, opt for hard surface flooring where possible.
- If carpet tiles are used in these spaces, protect them with plastic or neoprene mats in spill-prone areas.

VACUUMING: THE CORE OF DAILY MAINTENANCE

Vacuuming is the single most important part of your daily cleaning routine. It:

- Removes dry soil before it embeds in the pile
- Helps lift and restore the appearance of fibres
- Reduces the need for frequent deep cleans

BEST PRACTICES:

- Use vacuums with cylinder brushes that make full contact with the carpet surface.
- Twin motor upright machines are ideal, as they separate suction and brush drive for maximum efficiency.
- Avoid cylinder or backpack vacuums, they're not designed for contract carpet maintenance.

FREQUENCY MATTERS:

- Vacuum all carpeted areas daily.
- Increase frequency in high-traffic zones like receptions, corridors, and barrier mat areas, particularly in wet or wintry weather.



SPOT & SPILL MANAGEMENT

Immediate action is the golden rule of spot treatment. The faster you respond, the better the result, especially with sticky spills that attract dirt or spread underfoot.

STEPS FOR SPOT REMOVAL:

1. Scrape up solids carefully with a blunt-edged tool.
2. Blot liquids using an absorbent cloth or paper towel, don't rub.
3. Apply an approved spot treatment, following the manufacturer's guidance.
4. We recommend the Prochem Spot Cleaning Kit for professional results.

PLANNED DEEP CLEANING

Allowing carpets to become heavily soiled before intervening is a false economy. Restorative cleaning is costly and often can't restore carpets to their original appearance.

A planned maintenance strategy targets the 20–30% of carpet that experiences the most wear, enabling you to:

- Keep visible areas looking clean and professional
- Minimise downtime and cost
- Reduce the frequency of full cleans

Cleaning frequency and methods will depend on:

- Carpet tile design and colour
- Traffic volume and movement patterns
- Types of soil present (e.g. dry dust vs. oily residues)

Typically, a deep clean using hot water extraction is recommended once a year. Your cleaning contractor should tailor the method and frequency based on your space's unique demands. In some settings, alternative methods like encapsulation cleaning may be more appropriate, consult our technical team for site-specific advice.

THE KEY ADVANTAGE OF TILE REPLACEMENT

One of the standout benefits of carpet tiles is the ease of replacement. Damaged or irreparably stained tiles can be quickly swapped with minimal disruption.

Note:

- New tiles may appear slightly different next to worn ones.
- When lifting tiles for access to underfloor systems, ensure the directional arrows on the tile backing align with the existing layout for a consistent appearance.



SPOT CLEANING GUIDE FOR COMMON STAINS

STAIN	TREATMENT
Asphalt/ Tar	White spirit or solvent spot remover followed by dry foam carpet shampoo or hot water extraction
Alcoholic drink	Luke-warm mild detergent solution
Ballpoint Ink	Water then solvent spot remover
Blood	Apply cold water first, then a strong solution (1 teaspoon in ½ pint of water) of biological washing powder in cold water, if stain persists. (Enzymes will digest majority of the stain)
Butter	Scrape off, apply solvent spot remover followed by dry foam carpet shampoo
Candle-Wax	Scrape off, apply solvent spot remover followed by dry foam carpet shampoo
Chewing Gum	Apply freeze spray chewing gum remover, scrape the residue, then carpet shampoo.
Chocolate	Cold water followed by dry foam carpet shampoo
Coca Cola	Water or mild detergent solution
Coffee, Drinking Chocolate	Wash immediately with cold or warm mild detergent solution, followed by solvent spot remover to remove residual fat.
Cigarette Burns	Scrape off carefully using a sharp short bladed knife, then treat with a lukewarm mild detergent solution. In the case of a severe burn on Lifespace carpet, a leather punch (1½" diameter) can be used to cut out the burn and then the area filled by a circle from the carpet remnants.
Egg	Cold water followed by a solution of biological washing powder or mild detergent solution.
Excrement	Mild detergent solution.
Felt Marker	Wash immediately with water and if necessary, with solvent spot remover
Fat, Oil or Grease	Solvent spot remover followed by mild detergent solution.
Fat containing Foodstuffs	Lukewarm biological washing powder solution (1 teaspoon in ½ pint of warm water). If stain persists after drying, solvent spot remover can be used.



Ink	First water then solvent spot remover
Jam	Lukewarm water, mild detergent solution
Lipstick	Solvent spot remover followed by mild detergent solution
Milk	Solvent spot remover followed by dry foam carpet shampoo.
Nail Varnish	Acetone (not nail varnish remover)
Oil Paint	Apply white spirit immediately. Old oil paint stains are very difficult to remove.
Plasticine	Scrape off then use chewing gum freeze spray. Scrape again, then use solvent spot remover.
Rust	See specialist cleaner for removal.
Red Wine	Apply cold water first, then a solution (1 teaspoon in ½ pint of water) of biological washing powder in cold water.
Shoe Polish	Solvent spot remover or white spirit.
Soot	Vacuum then treat with dry foam carpet shampoo.
Tea	Lukewarm mild detergent solution.
Urine	Diluted white vinegar solution (acetic acid) followed by mild detergent solution. For old stains consult a professional cleaner.
Vomit	Mild detergent solution then treat with diluted protein spot remover
White Wine	Water then mild detergent if necessary

TIP FOR FACILITY MANAGERS

Treat your carpet tile maintenance plan like you would a fire drill—it should be clearly laid out, regularly practiced, and immediately actionable. The results will show underfoot, every day.





**FOR MORE INFORMATION ABOUT
CARPET TILE MAINTENANCE:**

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