

Low spots on floors can cause many frustrating issues for cleaning technicians. Unfortunately, short of removing the floor, cleaning, and re-leveling the floor, there is not much that can be done to fix these areas. This puts the burden on the cleaning technician to identify these areas, note them for future cleanings, and address them during the cleaning process.

Apart from feeling the floor or looking over it from a distance, there are several ways to identify and note low spots. Identifying troublesome areas on a building map will allow you to plan for addressing them during future cleanings.

### Carpet

**How to identify:** Low spots in carpet tend to be seen during extraction where the combination of soil left from vacuuming and moisture left from extraction create a spot within 24 hours of extraction.

**What causes them:** Low spots in the carpet allow soils to rest further away from the brush bar and suction of a vacuum, making them harder to remove and allowing more accumulation than other areas of the carpet. During extraction, these dry soils combine with the cleaning solution to create mud in the carpet. Since it is further away from the extractor's vacuum shoe, it is not recovered as well as the other areas. During the drying process, this muddy mixture of soil and detergent migrates to the surface through capillary action and creates a spot.

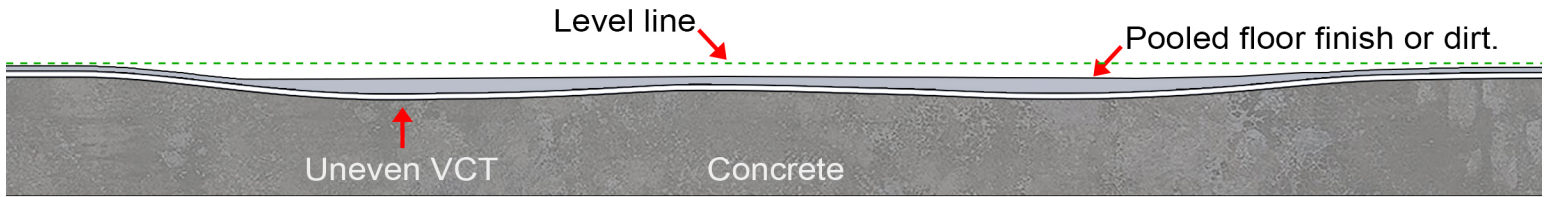


**How do you address this:** What is left on the surface is sticky soils that cannot be vacuumed away, and extracting the area again would only create the same mess. The solution is to use encapsulation detergent and the Square Scrub Pivot with a microfiber pad to clean the area using low moisture. Mix the encapsulation solution in a trigger sprayer, mist the low spot, mist the pad, run the pad over the spot and watch it disappear! Another method for dealing with low spots is to put an air mover on them immediately after cleaning. Quickly drying these areas will help reduce, if not eliminate, the spot from wicking.



## Chemical Stripping VCT Floors

How to identify: When chemically stripping floors, low spots are often discovered after the slurry of stripper and finish have been recovered. Dark areas left on the floor's surface indicate floor finish that has not been removed, which is usually the sign of a low spot.



**What causes them:** Low spots on the floor do not get the same mechanical action and agitation when the machine used to agitate the stripper and finish are running over it, leaving floor finish that still needs to be removed.

**How do you address this:** There are multiple solutions to this challenge. The first solution is to add an extra backer pad to your Pivot, which will provide more “flex” and ability for the stripping pad to get into the low spots and remove the finish. Another option, particularly if you have already identified areas where the floor has low spots, is to scrub those areas with the Doodle Scrub, which offers the same stripping performance as the Pivot, just with a smaller footprint, which should allow it to get into the low spots. The final solution is to avoid chemical stripping for as long as possible by switching to dry-stripping. Dry-stripping leaves a “base layer” of finish at all times and focuses on removing the wear layers that are truly damaged. This process does not incorporate any chemicals and is much faster than chemical stripping. In most cases, two passes of dry stripping, recovery of residual dust from the floor with a vacuum, and a light mop are all that are needed to prepare the floor for laying finish.

Check out how much you could save with our [Dry Strip versus Chemical Strip Calculator!](#)



Stacking driver pads for uneven floor surface.



Dry stripping VCT.