

## **FLOOR FINISHES**

Floors are both functional and decorative and play an important part in the cleaning and maintenance program of any hotel. They cover a large area and are subjected to a great deal of wear and tear. Clean and well-kept floors indicate the standard of cleanliness throughout the establishment. Only in rare cases is the type of flooring chosen solely for luxury.

Common considerations while choosing a flooring are: -

- Appearance – colour, design, cold, warm
- Resistance to spills – water, grease, food, acid, etc.
- Ease of cleaning in relation to the type and amount of soiling
- Sound and heat insulation
- Nature and condition of sub floor.

Hard floors are usually sealed to give a non-absorbent, semi permanent gloss or finish which will wear off in time. Seal is applied on clean and dry floor. Before re-sealing any remaining seal has to be striped off. This is done with a chemical stripper, except in the case of wood and cork where sanding is done.

In order to preserve the seal, polish should be applied to sealed flooring. Polishes are usually spirit or water based. Spirit based floor polishes may be paste or liquid and require buffing when dry to produce a shine. Water based polishes are liquid and dries after application to give a shiny surface.

### *SUBFLOORS*

In large modern buildings the subfloor is often made of concrete, but in older and smaller buildings it consists of soft wooden boards, nailed to wooden joints.

## **HARD FINISHES**

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#### ***Granolithic***

Granolithic is hard floor finish of graded granite chips set in cement. It is used for basement corridors, storerooms, stairways and laundry. It is usually laid in tile form.

#### ***Terrazzo***

This is also a hard floor finish, consisting of a mixture of marble and other decorative chipping set in fine cement that can be coloured. Marble is a rock (limestone) mainly found in Italy, and maybe white, black, green or brown. When used as a flooring it is laid in slabs. Marble is very expensive; terrazzo being only chips of marble is much cheaper. To prevent slipperiness self-polishing emulsions are applied. Terrazzo is used in foyers, cloakrooms and kitchens.

Advantages of granolithic and terrazzo floorings: -

1. Removable pre-cast slabs can be made to cover service pipes for ease of maintenance.
2. Coven edges facilitate cleaning.
3. Not effected by water and may have a drain incorporated.
4. Very durable.
5. They are vermin proof, impervious to dry rot, and fire resistant.
6. Cleaning is relatively easy
7. Initial cost of granolithic is lower than terrazzo.
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Disadvantages: -

1. Hard and noisy
2. Cold in appearance
3. Terrazzo is slippery when wet.
4. Cracks may appear.
5. Granolithic will chip, especially on stairs. In terrazzo, marble chipping may become loose.
6. Acids and strong alkalis adversely effect terrazzo.

Care and cleaning: -

1. Clean regularly
2. Avoid strong alkalis on terrazzo.
3. Attend to cracks and loose chipping immediately.

**Magnesite**

Magnesite flooring consists of wood floor and other fillers mixed with burnt magnesite, and laid in site (on the spot) or in form of small blocks. This finish is extremely porous and washing should be avoided as much as possible. It maybe sealed and /or polished to prevent the penetration of water and dirt, but then it becomes very slippery.

Advantages: -

1. Moderately warm
2. Good appearance
3. Cleaning is relatively easy
4. Initial cost is low

Disadvantages: -

1. Hard and rather noisy
2. Little choice of colour
3. Becomes slippery when polished
4. Easily harmed by water, acids, alkalis and abrasives.

Care and cleaning: -

1. Clean regularly
2. Avoid frequent washing

**Bitumastic**

This is a type of asphalt rolled on to a solid subfloor, in a hot plastic state. Conventionally found in black, red or brown colours only, it may have other colours rolled in, or surface maybe painted. It is used mainly in bathrooms to protect the floor from dampness.

Advantages: -

1. Coven edges facilitate cleaning
2. Not effected by water and may have a drain incorporated.
3. Very durable.
4. It is vermin proof and impervious to dry rot.
5. Initial cost is low.
6. Non-slippery.

Disadvantages: -

1. Poor appearance
2. Dents with heavy weight
3. Softens to heat
4. Harmed by spirits, oils and acids.

Care and cleaning: -

1. Clean regularly
2. Use special floor paint to restore colour whenever necessary.

***Ceramic tiles***

Ceramics are clayware and it's floor tiles are available in variety of qualities, colour and sizes. Tiles with a particularly hard glaze are used as more decorative floorings. A wide range of colours is available to harmonise with wall tiles. Tessellated tiles are small ceramic tiles often used as mosaic, giving highly decorative floor.

Advantages: -

1. Removable pre-cast slabs can be made to cover service pipes for ease of maintenance.
2. Coven edges facilitate cleaning.
3. They are not affected by water and may have a drain incorporated.
4. Available in many qualities, colours and size.
5. Ridged and abrasive surfaced tiles can be used for a less slippery floor.
6. Very durable. One loose tile may be replaced or reset.
7. Not affected by acids, alkalis or grease.
8. They are vermin proof, impervious to dry rot and fire resistant.
9. Cleaning is very easy.

Disadvantages: -

1. Hard and noisy
2. Cold in appearance
3. Slippery when wet or greasy.
4. Under heavy weight, they crack or break easily
5. Marks are difficult to remove