



General **Property Management**
Limited Warranty

SHEET VINYL





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IVC US Property Management Sheet Vinyl Collections:



- Level 10
- Level Par
- Level Plus

Roll Programs:

- Step-Up
- Canyon
- Goliath

Commercial Flooring Use within Property Management:

Flexitec @ Work Collection

- Champion

The @ Work Collection Champion products from Flexitec are commercial grade products and therefore are recommended to be used in commercial settings within multi-family housing, including main corridors, lobbies, facility hallways, break rooms, offices, etc., and installed in accordance to the IVC US Commercial Installation Guide. However, if you opt to place a Champion product from the @ Work Collection inside the living quarters of a multi-family setting (i.e. the kitchen or bathroom of an apartment), then IVC US recommended pressure sensitive adhesive and seam bonds/sealers should be utilized and installed in accordance with the IVC US Property Management Installation Guide.



IVC US Property Management Warranty Chart

			WARRANTIES								
			Manufacturing Defects Warranty	Contract & Expansion Resistant Warranty	Curl-Crack-Rip-Tear-Gouge Resistant Warranty	Moisture Resistant Warranty	Mold & Mildew Resistant Warranty	Scuff Resistant Warranty	Household Stain Resistant Warranty	Yellowing Stain Resistant Warranty	Wear Resistance Warranty
Project Solutions Sheet Vinyl	Level 10		●	●	●	●	●		●		●
	Level Par		●	●	●	●	●	●	●	●	●
	Level Plus		●	●	●	●	●	●	●	●	●
@ Work Collection	Champion		●	●	●			●	●	●	●
Roll Programs	Step-Up		●	●		●	●		●		●
	Canyon		●	●		●	●	●	●	●	●
	Goliath		●	●		●	●	●	●	●	●



IVC US Details & Definitions of Property Management Warranties

Warranties as defined below ensure that your IVC US floor will perform properly for the stated warranty period when installed in accordance with IVC US Property Management Installation Guide over approved substrates and underlayments and using the recommended adhesives and bond/seam sealers with proper care and maintenance.

Manufacturing Defects Warranty ensures that your floor will be free of obvious visible manufacturing defects.

Contract & Expansion Resistant Warranty ensures that your floor will not contract or expand, excluding areas of extreme localized temperature variations.

Curl-Crack-Rip-Tear-Gouge Resistant Warranty ensures that your floor will not curl, crack, rip, tear or gouge from normal household use* and proper maintenance.

Moisture Resistant Warranty ensures that your floor will not permanently discolor from moisture.

Mold & Mildew Resistant Warranty ensures that your floor will not be affected by mold, mildew and/or alkaline**.

Scuff Resistant Warranty (on products with a polyurethane lacquer) ensures that your floor will not permanently scuff from shoe soles.

Household Stain Resistant Warranty ensures that your floor will not permanently stain from common household products, excluding permanent marker, permanent dyes & finishing stains.

Yellowing Stain Resistant Warranty (on products with a polyurethane lacquer) ensures that your floor will not permanently stain or yellow from foot traffic, including asphalt track off***.

Wear Resistance Warranty ensures your floor will not wear through the wear layer under normal household conditions and proper maintenance****.

** Normal household use is defined as common daily activities in the home, excluding pet damage such as chewing, digging, clawing, etc.*

*** A floor discolored due to mold or mildew growth will be replaced only one time. If the replacement floor fails in the same manner, the site conditions may not be acceptable for the installation of sheet vinyl.*

**** A floor discolored due to asphalt track off will be replaced only one time. If the replacement floor fails in the same manner, the site conditions may not be acceptable for the installation of sheet vinyl.*

*****Wear-through is defined as complete loss of the wear layer so that the printed pattern or design is altered. Gloss reduction is not considered wear and is not covered by this warranty.*



IVC US General Property Management Limited Warranty Conditions & Owner Obligations

These warranties only extend to the original end user and are not transferable.

In order to maintain and protect your coverage under the terms of these warranties, it is the Owner's obligation to adhere to the following:

1. Know which warranties apply to your particular vinyl flooring.
2. Keep proof of your purchase in the form of a bill, invoice or statement from your IVC retailer/builder that shows the date and price you paid for the vinyl flooring (including labor).
3. Understand that IVC US warrants the first quality products — which are used only for recommended Property Management use — will perform properly for the stated warranty period when installed in accordance with **IVC US Property Management Installation Guide** over approved substrates and underlayments and using the **recommended adhesives and seam bonds/sealers**. The warranty period, when valid, begins on the date of the original installation.
 - Property Management use is defined as: use in all living areas of multi-family housing environments which **do not** have normal or heavy commercial traffic, including Apartments, Condos and Military Housing. If there is a question as to the type of use that is considered “Property Management,” please contact your IVC US representative prior to purchase and installation. **PLEASE NOTE** that Property Management warranty exclusions with respect to caster and rolling loads due to the unusual characteristics of this type of wheel traffic.
4. Use IVC recommended adhesives and seam bonds/sealers when installing vinyl flooring, including **IVC FLEX-TECH pressure sensitive adhesive** and **IVC FLEX-SEAM** premium seam bond. Approved secondary alternatives include: Taylor 2037 and Henry© 650 R adhesives and Taylor 2062 seam sealer.
 - **NOTE:** If you elect to permanently install your IVC flooring using IVC iGrip permanent adhesive for sheet vinyl and/or IVC Infuze permanent seam sealer as opposed to the recommended releasable adhesive and seam bond, please be advised that labor rates exceeding residential releasable removal and underlayment will not be covered.
 - **NEW CONSTRUCTION JOBS**, however, must be permanently installed using iGrip Permanent Adhesive for Sheet Vinyl, or a recommended permanent adhesive alternative if iGrip is unavailable.
5. Ensure vinyl flooring is installed in an environment that maintains a temperature range for 24 hours between 65° and 85° Fahrenheit (18° and 29° Celsius) before, during and after installation.
6. Inspect flooring material **prior** to installation for any imperfections or manufacturing related defects. IVC US floorings receive extensive testing and visual examination in an attempt to assure your shipped floor is always first quality. It is the responsibility of the installer/end user to confirm the received material is free of any obvious visible conditions that may be detrimental to the appearance and/or performance of the product.
 - Minor color, shade and/or texture variations are normal. Any variances between actual material, product samples and/or brochures should be addressed with your retailer prior to installation. If the retailer determines the condition “unacceptable,” the manufacturer should be informed immediately.
7. Support furniture with wide, weight-bearing, smooth non-staining plastic floor protectors or non-staining felt pads. The protectors/pads should be at least one inch in diameter and rest flat on the floor. The heavier the item, the wider the floor protector should be. Felt pads should be inspected periodically and maintained with respect to the amount of foot traffic to remove imbedded material to avoid abrasion. Make sure any metal protectors are rust-proof. Replace narrow dome furniture rests with the appropriate width, weight-bearing flooring protectors.
 - Chair mats designed for hard surface floors are required under all chairs and stools with casters.
8. Perform proper cleaning and maintenance regularly and as needed. See Property Management Care and Maintenance guidelines (p.18) for details.

What is NOT Covered by this Warranty

1. Product sold by the manufacturer as other than “first quality.”
2. Loose lay installation.
3. Rip, tear or gouge conditions larger than a business card will be considered abuse.
4. Improper Installation: Material installed not in accordance with IVC US recommended installation guidelines, including any and all problems caused by the use of non-recommended adhesive or seam bonds/sealer, underlayment and/or preparation of the substrate are not warranted. Installation errors are not manufacturing related conditions. IVC US does not warrant installer workmanship.
5. IVC US will not pay for labor costs to repair or replace material with visible conditions that were apparent before installation.
6. Improper maintenance which results in loss of gloss or buildup of a dulling film.
7. Damage resulting from neglect or misuse of strong detergents, chemicals, corrosives; including but not limited to stains from paints, dyes, mats, fertilizers or other similar materials.
8. Damage caused by moving appliances or heavy furniture without protecting the floor. (Always protect floor by using plywood or hard board runways when moving heavy objects and also when using an appliance dolly, heavy objects equipped with wheels or rollers, including two and four wheel carts etc.)
9. Damage resulting from accidents, casualty events, abuse or improper usage (including pet related damage, including chewing, digging, clawing, etc.). Accidents, abuse and improper usage are defined as, but are not limited to damage caused by: casters* on furniture, rotating beater bars on vacuum cleaners, burns, cuts, impact from heavy and sharp objects, narrow or spike heels, cleats, etc., as well as, damage resulting from unprotected furniture legs.
10. Damage caused by rolling loads or wheel chairs
11. Damage caused by appliance or plumbing leaks.
12. Fading, discoloration, or other damage due to excessive temperatures or sunlight. Radiant heat must not exceed 85 ° F (29°C) and be approved by the manufacturer for the use of their product with resilient vinyl flooring applications.
13. Problems or damage due to excessive moisture or hydrostatic pressure from the sub-floor including pH levels outside the IVC US Property Management Installation Guidelines.**
14. Discoloration caused by use of latex or rubber-backed floor mats. Note that some synthetic backed carpets contain latex in the manufacturing process that may discolor your vinyl. Always use mats marked as “non-staining”.
15. Damage caused by remodel or construction related activities.
16. Discoloration caused by asphalt walk off traffic on products without a polyurethane lacquer (these products will not be warranted under our Yellowing Stain Resistant Warranty).
17. Discoloration caused by rubber pads, rubber wheels, rubber tires, rubber rollers, automotive tires, etc.
18. Flooring installed on stairs is excluded from warranty coverage.
19. Installation of property management product in a commercial environment. IVC US recommends installation of commercially warranted product only in commercial settings (i.e. corridors, common rooms, lobby, etc.).

* IVC US does not recommend the use of casters on any flooring without appropriate chair pads.

** The installation manual is reviewed on a regular basis, and floors must be installed according to the recommendations that are current and available at the time of installation.



Warranty Remedy

If your IVC US floor fails to perform as stated in the applicable IVC US General Property Management Limited Warranty, IVC US will determine whether it will assist in the repair of the defective area or supply new IVC US material of the same color, design or grade if available. If unavailable or discontinued, IVC US reserves the right to select and supply similar IVC US material. At times, it may be necessary to contract a Certified Inspector to determine unknown causes; IVC US reserves the right to determine if this action is necessary or not.

1. If IVC US authorizes repairs or replacement of a section as a result of a warranty claim, you will be required to clear any items placed over the affected area subsequent to the original installation. IVC US will not credit or reimburse cost associated with the removal of those items.
2. Labor reimbursement will not be considered for installations not adhering to the IVC US Property Management Installation Guide*.
3. Warranty coverage for a replacement floor will be limited to the remaining portion of the original warranty.
4. IVC US will not participate in labor reimbursement after one year.

If there is a question as to what is considered "reasonable cost," please call IVC US at 888-225-8287 and ask for our Claims Department.

Consequential or Incidental Damages

IVC US EXCLUDES AND WILL NOT PAY CONSEQUENTIAL OR INCIDENTAL DAMAGES UNDER THESE LIMITED WARRANTIES. By this we mean that IVC US will not credit or pay for any loss, expense, or damage other than to the flooring itself that may result from a manufacturing related defects in the flooring. Some examples of consequential or incidental damages are: replacement of subfloors or underlayments, trim moldings, disconnecting / reconnecting appliances or fixtures as well as moving of furniture.

NOTE: *If your floor is replaced because of discoloration due to "bottom up staining," mold or mildew growth or asphalt / non-asphalt tracking**, this is considered a site-related condition and the replacement floor will not be warranted against future discoloration or staining.*

THERE ARE NO WARRANTIES BEYOND THIS EXPRESSED WARRANTY. ALL OTHER WARRANTIES INCLUDING IMPLIED WARRANTIES, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, ARE EXCLUDED. PLEASE NOTE: SOME STATES AND PROVIDENCES DO NOT ALLOW EXCLUSIONS OR LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU.

For details on how to file a claim, please refer to our "How to File a Claim" (p.20) section.

** The installation manual is reviewed on a regular basis, and floors must be installed according to the recommendations that are current and available at the time of installation.*

*** IVC US recommends non-asphalt sealers to help avoid walk off staining.*



IVC US Property Management Limited Warranty Proration

The following prorated schedule applies to material value for all IVC US Property Management warranty flooring:

Labor Reimbursement Proration (Reasonable Labor Costs)

Labor Reimbursement - 1st year only

Material Proration

	1st Year 100% 2nd Year 100% 3rd Year 50%	4th Year 30% 5th Year 10%
	1st Year 100% 2nd Year 100% 3rd Year 100% 4th Year 80%	5th Year 50% 6th Year 30% 7th Year 10%
	1st Year 100% 2nd Year 100% 3rd Year 100% 4th Year 100% 5th Year 90%	6th Year 70% 7th Year 50% 8th Year 30% 9th Year 15% 10th Year 10%



IVC US Property Management Installation Guide - Sheet Vinyl Flooring

There are two methods of installation suitable for IVC US Property Management vinyl flooring:

The installation method used is dependent upon the day-to-day activities and the overall floor dimensions.

1. Releasable Full Spread Installation Method using Pressure Sensitive Adhesive
2. Permanent Full Spread Property Management Installation Method (must be used for “special needs” installations and new construction) **PLEASE NOTE** that if you elect to permanently install your IVC property management flooring using this method as opposed to the Releasable Installation Method that labor rates exceeding property management releasable removal and underlayment will not be covered.

Please contact IVC US Technical Services at 888-225-8287 with any questions.

Releasable Full Spread Installation Method using Pressure Sensitive Adhesive

Materials Required for Installation:

- 3/8” short nap paint roller
- IVC FLEX-TECH Pressure Sensitive Releasable Adhesive
 - If unavailable, approved secondary alternatives include:
 - Taylor 2037
 - Henry© 650 R

NOTE: IVC will not be held responsible for problems that may arise for approved secondary alternative adhesives. Please contact the approved secondary alternative adhesives’ manufacturer with issues.

- IVC FLEX-SEAM Premium Seam Bond
 - If unavailable, approved secondary alternatives include:
 - Taylor 2062

NOTE: IVC will not be held responsible for problems that may arise for approved secondary alternative seam sealers. Please contact the approved secondary alternative seam sealer’s manufacturer with issues.

- Acrylic Double Face Tape for Vinyl Floors
- Sharp Utility Knife
- Straight edge
- Push broom
- IVC FLEX -PRIM Acrylic Latex Primer (if priming the floor is necessary)

For acceptable underlayments, see next page.



Acceptable Underlayments:

• **Wood Underlayment**

Wood underlayment panels require a double layer construction and must be underlayment grade as specified and warranted by the manufacturer. Always fasten underlayment panels in accordance with the manufacturer's recommendations. Any failure of the underlayment or IVC US flooring as a result of the underlayment is NOT the responsibility of IVC US. Any porous wood underlayment must be primed.

• **Concrete**

• **VCT** (well bonded, on and above grade)

• **Ceramic** (well bonded) with a skim coat

• **Terrazzo** (well bonded)

• **Self-leveling and patching compounds** (latex fortified Portland cement based only)

• **Resilient floor** (no more than 2 layers, well bonded, non-cushioned – residential applications only)

• **Radiant heat floors** (not exceeding 85°F (29°C) and approved by the manufacturer for the use of their product with resilient vinyl flooring applications)

• **Gypcrete** can be utilized when necessary due to radiant heat and in high rise buildings. Gypcrete must be sealed using **IVC FLEX-PRIM Acrylic Latex Primer** to stabilize the surface for adhesive bond. All issues with gypcrete cracking, crumbling, powdering and resulting in the release of adhesive bond are **NOT** warranted by IVC US.

• **OSB** (underlayment grade)

OSB underlayment panels must be underlayment grade as specified and warranted by the manufacturer. Underlayment panels and joints must be fastened and reinforced according to manufacturer's instructions. Completely sand the floor with a floor sander, so that the floor is smooth and flat. Note: The chips in OSB overlap. Without sanding properly, OSB has high and low spots throughout the floor that could telegraph through the vinyl.

- **Surface must be primed using IVC FLEX-PRIM Acrylic Latex Primer.**

• **Particle board** (underlayment grade)

Particle board underlayment panels must be underlayment grade as specified and warranted by the manufacturer.

- **Surface must be primed using IVC FLEX-PRIM Acrylic Latex Primer.**

Floor Preparation:

Floor must be clean, smooth, flat and dry. Remove all foreign substances such as wax, grease, dirt, construction markings and contaminants, and any substance or chemical that would interfere with a good bond. Fill all holes and cracks with a latex fortified Portland cement based patching compound. Sand high spots to eliminate the possibility of telegraphing. Prime floor if needed with IVC FLEX -PRIM Acrylic Latex Primer to prevent over absorption of adhesives, dust containment, and to ensure a better bond of the adhesive to the subfloor.

Moisture levels at the time of installation of concrete slabs during and after installation must be 5 lbs. or less per 1000 square feet per 24 hours using an anhydrous calcium chloride test according to ASTM F-1869, and pH must be between 5 and 9; or, if using ASTM F-2170 In-Situ Probes should be less than 75% relative humidity.

Inspection of flooring material prior to installation is required. Any defects should be immediately reported to the retail store from which the flooring was purchased before installation. IVC US will not be responsible for labor costs to repair or replace material with defects that were apparent before or noticed at the end of an installation.

The job site and all flooring material and adhesive must be kept for 24 hours before, during and after installation between 65° F and 85° F (18°C and 29°C).

Releasable Installation Method using Pressure Sensitive Adhesive Steps

Step 1

Prepare substrate in order for the surface to be clean, smooth, flat and dry. Under cut all wooden door jambs to maintain a 1/8" relief gap.

Step 2

Place acrylic double face tape at all doorways where a transition strip is needed, next to sliding doors, in front of tubs and shower stalls, and similar areas where an expansion gap will not be covered with trim. Place double face acrylic tape around all floor vents to eliminate air migrating under vinyl causing bubbles. Do not tape along walls or around perimeter of room, as this is not perimeter install flooring.

Step 3

Align the pattern with the most dominant wall to achieve the best appearance in the room. Using a sharp utility knife, trim away excess material along the walls, at cabinets, etc., leaving approximately 2" of vinyl at these areas to be trimmed off later (rough cut). **Never install cabinets on top of sheet goods with releasable adhesive.**

Step 4

IF A SEAM IS REQUIRED, PLEASE FOLLOW THE "SEAMING INSTRUCTIONS IN A RELEASEABLE FULL SPREAD INSTALLATION METHOD WITH PRESSURE SENSITIVE ADHESIVE."

Step 5

Make relief cuts at corners and projections to allow the material to lay flat before the final cuts are made. Final trimming should be done by cutting in with a utility knife or trimmer leaving a 1/8" to 1/4" expansion gap. The gap allows for sub-floor movement caused by changes in atmospheric conditions. The material should not touch the wall, corners or objects at any point or bubbles or wrinkles may occur. The material must lay flat to stay flat. Final cuts must be made prior to applying adhesive.

Step 6

Fold back material one half at a time and roll on a consistent layer of IVC FLEX-TECH Pressure Sensitive Adhesive with the 3/8" short nap paint roller.

Step 7

Before placing the material in the adhesive, make sure the adhesive is completely dry (**must be dry and tacky to the touch**). There should be no transfer of adhesive to material. (A fan can be used to accelerate drying time.) If the adhesive is not completely dry before installation of material, the adhesive will continue to release gasses causing bubbles under the vinyl material.

Step 8

Position the material in place so that no shifting can occur. Do not lift the vinyl into place because it may shift slightly and wrinkle.

Step 9

Starting in the center of the floor, remove air from under material using a push broom (broom method). **Do not use any type of flooring roller, i.e. 75 or 100 pound.** Do not twist material when placing it onto the adhesive.

Step 10

Repeat steps 6-8 for the remaining portion of the flooring material.

Step 11

Use quarter round or base board to cover the exposed expansion gap. When installing quarter round or any moldings, make sure that they are fastened only to the wall, and do not pinch the material at any point.

** Material not installed in accordance with IVC recommended guidelines, including any and all problems caused by the use of non-recommended adhesive, seam sealer/bond, underlayment and/or improper preparation of the substrate are not covered under the IVC warranty system.*

Seaming Instructions in a Releasable Full Spread Installation Method using Pressure Sensitive Adhesive

1. After adhesive is rolled on and completely dry, position the flooring by over-lapping the seam edges. (Make sure to match patterns.)
2. With a straight edge and a sharp utility knife, cut through both layers of flooring material (double-cut) at the designated match point. Make sure the utility knife blade is held in an upright position for a clean 90 degree cut.
3. Remove and discard waste material.
4. Fold back about 8” of the vinyl on one side of the seam and apply a small bead of IVC FLEX-SEAM Premium Seam Bond to one edge of the vinyl that is on the floor.
5. Tuck the seam edges together and **wipe off excess bond/sealer with a clean, damp cloth.**
6. Use a resilient flooring type hand roller (or wallpaper seam roller) to squeeze out any remaining bond/sealer from the seam. Immediately clean seam with a damp cloth followed by a clean, dry cloth.
7. Protect the seam and allow it to dry (approximately 6 hours).

Additional Instructions/Notes:

- Always inspect the flooring thoroughly before installation.
- **DO NOT** slide or roll heavy appliances or furniture over or across the flooring. Always lift objects and place them on the flooring or reposition appliances and furniture using hardboards or sliders between the object and flooring while gently repositioning them.
- In-floor heat/AC registers may rest on the vinyl floor, but leave space under registers that are attached to the floor or wall. They should not pinch the flooring material. Be sure to allow a larger opening around the screw to enable movement.
- Apply caulk next to bathtubs, showers, sliding doors or similar areas.
- For bathroom installations, it is not necessary to remove the toilet. Make relief cuts around the perimeter of the toilet and make sure the vinyl flooring is laying flat before trimming off the excess material. Apply caulk around the toilet, next to bathtubs and showers to prevent moisture from getting under the vinyl. **NOTE:** if there is a ceramic sanitary cove and no place to install trim mold, you can apply caulk around the walls.
- Make sure furniture legs have large surface, non-staining plastic floor protectors or non-staining felt pads. The protectors should be at least one inch in diameter and rest flat on the floor. The heavier the item, the wider the floor protector should be. Replace small, narrow metal or dome-shaped glides with smooth, flat glides that are in flat contact with the floor.
- Do not use a trowel for application of pressure sensitive adhesive.
- Never use tape around the perimeter of the room.
- Never apply IVC Property Management Flooring to wet adhesive. This could cause permanent bond or wrinkling.
- For metal door jambs that cannot be undercut, leave a 1/8” expansion gap and caulk with 100% silicone caulking.

Permanent Full Spread Installation Method

The Permanent Full Installation Method can be used for “special needs” areas, such as those with rolling traffic, extremely high traffic, or areas with accelerated concrete moisture up to 8 lbs. The permanent full spread installation method *must* be used in new construction. However, **PLEASE NOTE** that if you elect to permanently install your IVC flooring using this method as opposed to the recommended Releasable Installation Method that labor rates exceeding residential releasable removal and underlayment will not be covered.

Materials Required for Installation:

- 1/16” X 1/32” X 1/32” U notch trowel
- IVC iGrip Permanent Adhesive for Sheet Vinyl
 - If unavailable, approved secondary alternatives include:
 - Taylor 2091 (commercial)
 - Henry® 650 P
- IVC FLEX-SEAM Premium Seam Bond
 - If unavailable, approved secondary alternatives include:
 - IVC Infuze Permanent Seal Sealer
- IVC FLEX-PRIM Acrylic Latex Primer
- Acrylic Double Face Tape for Vinyl Floor
- Sharp Utility Knife
- Straight edge
- 100 lb. roller
- Plastic putty knife, 2 clean cloths and appropriate cleaner

NOTE: IVC will not be held responsible for problems that may arise for approved secondary alternative adhesives. Please contact the approved secondary alternative adhesives’ manufacturer with issues.

Acceptable Underlayments:

• Wood underlayment

Wood underlayment panels require a double layer construction and must be underlayment grade as specified and warranted by the manufacturer. Always fasten underlayment panels in accordance with the manufacturer’s recommendations. Any failure of the underlayment or IVC US flooring as a result of the underlayment is NOT the responsibility of IVC US. Any porous wood underlayment must be primed.

- IVC US does not recommend installing resilient flooring over wood flooring or subfloors applied directly over concrete or sleeper-construction floors.

• Concrete — See Grade Levels below:

Grade Levels

Suspended: An acceptable suspended floor is a concrete or wood substrate with a minimum of 18” (460mm) of well-ventilated air space beneath it. IVC US recommends that a moisture vapor barrier be placed on the ground below the air space.

On-Grade: An acceptable on-grade floor is a concrete substrate in direct surface contact with the ground at the surrounding ground level. The concrete slab should be protected from moisture penetration and incorporate a proven moisture vapor barrier.

Below-Grade: An acceptable below-grade floor is a concrete substrate partially or completely in contact with the ground below the average surrounding ground level. The concrete slab should be protected from moisture penetration and incorporate a proven moisture vapor barrier.

- **VCT** (well bonded, on and above grade)
- **Ceramic** (well bonded)



IVC US Property Management Installation Guide – Sheet Vinyl Flooring

- **Terrazzo** (well bonded)
- **Self-leveling and patching compounds** (latex fortified Portland cement based only)
- **Resilient floor** (no more than 1 layers, well bonded, non-cushioned – residential applications only)
- **Radiant heat floors** (not exceeding 85°F (29°C) and approved by the manufacturer for the use of their product with resilient vinyl flooring applications)
- **OSB** (underlayment grade)
OSB underlayment panels must be underlayment grade as specified and warranted by the manufacturer. Underlayment panels and joints must be fastened and reinforced according to manufacturer's instructions. Completely sand the floor with a floor sander, so that the floor is smooth and flat. Note: The chips in OSB overlap. Without sanding properly, OSB has high and low spots throughout the floor that could telegraph through the vinyl.
 - **Surface must be primed using IVC FLEX-PRIM Acrylic Latex Primer.**
- **Particle Board** (underlayment grade)
Particle board underlayment panels must be underlayment grade as specified and warranted by the manufacturer.
 - **Surface must be primed using IVC FLEX-PRIM Acrylic Latex Primer.**

Unacceptable Surfaces:

- Inter-flex and any perimeter bonded products
- Any floating floor system
- Resilient tile installed below grade
- Carpet
- Cork
- Cushion-back vinyl

IVC US will not warrant or accept responsibility of any kind for flooring failures related to the use of unacceptable substrates and surfaces.

Floor Preparation:

Floor must be clean, smooth, flat and dry. Remove all foreign substances such as wax, grease, dirt, construction markings, paints, sealers and contaminants, and any substance or chemical that would interfere with a good bond. Fill all holes and cracks with a latex fortified Portland cement based patching compound. IVC US only recommends the use of latex fortified Portland cement based products as a satisfactory patching or leveling compound.

IVC US recommends priming extremely porous floors with IVC FLEX -PRIM Acrylic Latex Primer to prevent over absorption of adhesives, dust containment, and to insure a better bond of the adhesive to the subfloor/underlayment

Moisture Testing: It is the responsibility of the flooring contractor and the installer to confirm all concrete substrates, both old and new, for moisture transmission using the Calcium Chloride Moisture Test according to ASTM F-1869. Moisture vapor transmission should not exceed the recommended levels of 8 lbs. or less per 1,000 sq. ft. in 24 hours. This test should be performed and documented prior to installation. A second testing option determines relative humidity in concrete floor slabs using In-Situ Probes, which should be less than 90% RH per ASTM F-2170 before, during and after installation. These acceptable moisture readings are only applicable when using iGrip adhesive for sheet vinyl.

PH LEVELS: PH must be between 5 and 9

Inspection of flooring material prior to installation is required. Any defects should be immediately reported to the retail store from which the flooring was purchased before installation.

IVC US will not be responsible for labor costs to repair or replace material with defects that were apparent before or noticed at the end of an installation. The job site and all flooring material and adhesive must be kept for 24 hours before, during and after installation between 65° F and 85° F (18°C and 29°C).

PLEASE NOTE: *If removal of existing resilient floor covering is required, follow all recommended Resilient Floor Covering Institute (RFCI) work practices at www.rfci.com.*



Trowel Specifications		
Application Width x Depth x Spacing	Spread Rate	Type of Installation
1/16" x 1/32" 1/32" U Notch Trowel (1.6 mm x 0.8 mm x 0.8 mm U)	Up to 350 sq. ft./ gal (Up to 8.6 sq. meters/ liter)	Porous and Non-Porous Substrates

Permanent Full Spread Installation Steps:

Step 1

Align the pattern with the most dominant wall, and using a sharp utility knife trim away excess material along the walls, cabinet and other permanent objects, leaving approximately 2" of material to be trimmed off later.

Step 2

Make relief cuts at corners to allow the material to lay flat before the final cuts are made. Final trimming does not require a 1/8" to 1/4" expansion gap when using IVC iGrip Permanent Adhesive for Sheet Vinyl as this is a permanent installation.

Step 3

Fold back half of the material and apply IVC iGrip Permanent Adhesive for Sheet Vinyl to the substrate using the appropriate trowel. If a seam is required, leave an 18" dry zone at the edge of the seam. Then follow the Seaming Instructions in a Permanent Full Spread Installation found below.

Step 4

Do not immediately place the material into wet adhesive. To avoid bubbling, allow time for the adhesive to flash before positioning the material. There will be a slight transfer of adhesive to the skin when it's ready for installation. Do not allow the adhesive to dry completely.

Step 5

Slide the material in place and remove air and vapors under the material using a 100 lb. roller over the entire adhered vinyl.

Step 6

Repeat steps 3-5 for the remaining half of the flooring material.

Seaming Instructions in a Permanent Full Spread Property Management Installation:

1. After positioning the flooring, over-lap the seam edges (Make sure to match patterns).
2. Double cut through the all layers of vinyl, creating a compression fit when the seam edges are joined.
3. Fold back both sides of the seam area and apply the IVC iGrip Permanent Adhesive for Sheet Vinyl to the dry zone. Allow the adhesive to flash before placing the material into the adhesive.
4. Place one side of vinyl into the adhesive and roll the seam using a 100 lb. roller.
5. Apply small bead of IVC FLEX-SEAM Premium Seam Bond or Infuze Seam Sealer along the edge of the installed vinyl.
6. Place the edge of the uninstalled vinyl against the edge of the installed vinyl and press into place.
7. Remove excess bond/sealer using a plastic putty knife followed by wiping the seam area using a clean dry cloth followed immediately with a clean cloth dampened with appropriate cleaner.
8. Using a clean cloth, repeat until all residue is removed from the surface of the vinyl and protect the seam for six hours minimum.

See additional notes on next page.



Additional Instructions/Notes:

- Always inspect the flooring thoroughly before installation.
- **DO NOT** slide heavy appliances or furniture over or across the flooring. Always lift objects and place them on a hard board between the flooring and object and gently reposition them.
- Use caulk next to bathtubs, showers, sliding doors, patio doors, around metal door jambs or similar areas.
- For bathroom installations, it is not necessary to remove the toilet. Make relief cuts around the perimeter of the toilet and make sure the vinyl flooring is laying flat before trimming off the excess material. Apply permanent flexible caulk around the toilet, next to the bathtubs and showers to prevent moisture from getting under the vinyl. Note: if there is a ceramic sanitary cove and no place to install trim mold, you can apply silicone caulk around the walls.
- Make sure furniture legs have large surface, non-staining plastic floor protectors or non-staining felt pads. The protectors should be at least one inch in diameter and rest flat on the floor. The heavier the item, the wider the floor protector should be. Replace small, narrow metal or dome-shaped glides with smooth, flat glides that are in flat contact with the floor.
- Never tape around the perimeter of the room.



IVC US Property Management Care & Maintenance Guide

Your IVC US luxury fiberglass vinyl flooring will provide years of carefree use. You will find that it is not only beautiful, but durable. It is also much easier to maintain than most other flooring products, thanks to its tough protective finish and moisture resistance. It only takes a few simple care and maintenance steps to keep your IVC floor looking beautiful for years to come.

To keep your floor clean, following these proper care and maintenance guidelines:

- Sweep the floor regularly with a soft bristle broom to remove loose dirt.
- Wash the floor with non-abrasive, neutral PH floor cleaner.
- For everyday maintenance, a mop moistened with warm water will suffice.
- Spills should be cleaned up immediately.
- Ensure furniture legs have large surface, non-staining plastic floor protectors or non-staining felt pads. The protectors should be at least one inch in diameter and rest flat on the floor. The heavier the item, the wider the floor protector should be. Replace small, narrow metal or dome-shaped glides with smooth, flat glides that are in flat contact with the floor.
- Heavy furniture or appliances that are not moved often should be equipped with flat, non-staining composition furniture or cups of appropriate size.

DO NOT USE the following on your vinyl flooring:

- Soap based detergents
- Abrasive or mop and shine products
- Floor wax
- Vacuum cleaners with a rotating beater bars
- Ammonia or bleaches*

**For spot treatment, a diluted 1/10 solution of bleach/water is tolerable for stain removal.*

NOTE: Always read the cautionary information on all cleaners prior to use!

IMPORTANT: Never push, pull or drag furniture, appliances or other items across the floor. When moving furniture or heavy items, always lift and carry the items. Place hardboards between the flooring and object to move.

How to Treat Stains, Spills & Scuffs

Follow the remedies in order. Unless instructed otherwise, use a clean, white cloth or towel with products recommended for vinyl flooring. Always rinse the affected area with clean water after treatment.

The Stain or Spill – acids, alkalis, blood, catsup, mustard, food, fruit, fruit juices, candy, cleaners, strong soaps, dye, dye markings, urine and feces, grass, iodine, mercurochrome and rust

The Remedy

- First, remove as much solid material as possible.
- Scrub area with cleaner full strength.
- Rub the area with a 10 to 1 dilution of water to liquid bleach.
- Rub the area with isopropyl alcohol.
- If rust stain does not respond, use lemon juice or a cream of tartar solution.

The Paint & Solvent Spills – Dry cleaning fluids, lacquer and latex paint, nail polish, solvents, oil-based paints, wood stains and varnish

The Remedy

- If substance is dry, gently peel it from the floor. Avoid sharp instruments that could scratch floor.
- Scrub area with non-abrasive cleaner.
- Rub lightly with odorless mineral spirits or paint thinner.

NOTE: *Do not use acetone or nail polish remover!*

Substances That Won't Wipe Up – adhesives, chewing gum, oil, grease, candle wax and tar

The Remedy

- First, remove as much solid material as possible.
- Carefully remove excess with a spoon or fingernail.
- Scrub area with non-abrasive cleaner.
- Rub lightly with odorless mineral spirits, isopropyl alcohol or lighter fluids.

Scuffs & Smudges – rubber heel marks, shoe polish, scuffs and smudges

The Remedy

- Rub the scuff with fingertip, rubber will come right off. The friction from the rubbing will remove rubber.
- Scrub area with non-abrasive cleaner.
- Rub lightly with isopropyl alcohol or lighter fluid.

CAUTION!

Isopropyl alcohol, lighter fluid, odorless mineral spirits and paint thinner are flammable solvents. Carefully read and follow cautionary information on their respective labels. Keep traffic off treated area for 30 minutes.

How to File a Claim

If you find a defect or other matter covered by any of the limited warranties described previously, promptly notify the retailer who sold you the floor covering material. The retailer will review and if necessary file a claim with IVC US and help you answer any questions you may have.

After a warranty claim is properly filed, IVC's service coordinator will designate a representative to evaluate the warranty claim. This warranty is conditioned upon your reasonable cooperation with IVC and its service coordinator and representative in the evaluation of your warranty claim and the implementation of any remedy.

What You'll Need

Proof of your purchase in the form of a bill, invoice or statement from your IVC retailer that shows the date and price you paid for the vinyl flooring (including labor).