



**protective coatings  
and resin flooring**

# Cleaning and Maintenance Standard Operating Procedures



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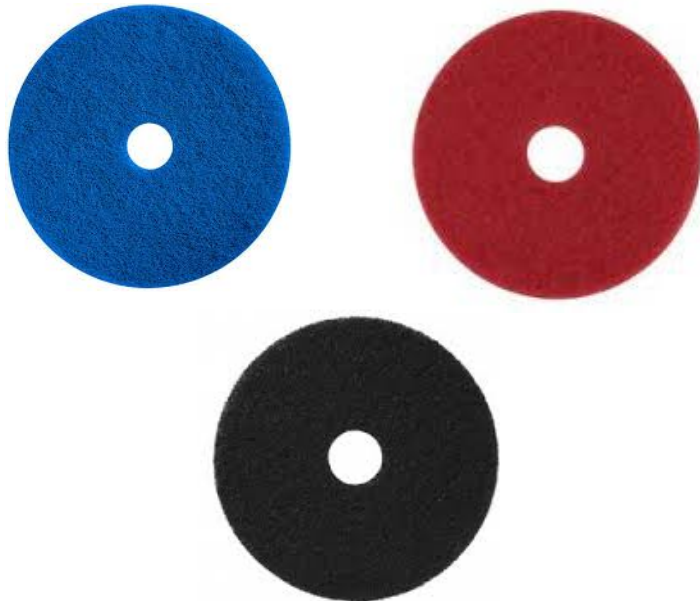
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# Equipment

## Rotary Scrubbing Machine (for smooth floors)

- Ex: Powr-Flite 20" Floor Machine (or similar)
  - Used in conjunction with 3M blue cleaning, red buffing, or black stripping pads
- Ex: NaceCare TTV678-300T Rider (or similar)



# Equipment

## Cylindrical Scrubbing Machine (for floors with cuts or grooves)

- Ex: NaceCare TTQ3035 Walk Behind (or similar)
- Ex: Tennant T17 Rider (or similar)
- Used in conjunction with nylon brush for daily cleaning or abrasive brush for wax stripping

Tennant T17 Rider



NaceCare TTQ3035





# Products

## API Neutral Cleaner

- Biodegradable daily floor cleaner
- pH neutral, non-corrosive
- Maintains flooring anti-slip properties



## API Cleaner Plus

- Heavy duty cleaner for heavily soiled areas
- Removes oils, organics, old wax
- Requires a new application of API Wax after use



## API Wax

- Water-based acrylic sealer
- Mono-component
- Seals and protects API floors





# Cleaning Procedures

## Daily Deck Cleaning with API Neutral Cleaner

| Dilution Ratios         |   |
|-------------------------|---|
| <b>Light Cleaning</b>   | 2-4 oz. of API Neutral Cleaner per gallon of water  |
| <b>General Cleaning</b> | 4-6 oz. of API Neutral Cleaner per gallon of water  |
| <b>Heavy Cleaning</b>   | 6-12 oz. of API Neutral Cleaner per gallon of water |

| Type of Flooring  | Equipment  |
|---|--|
| Floors with Smooth Surfaces<br>(Flexigel Decoro)  | Rotary scrubbing machine with blue or red 3M pad,<br>a mop, or scrub brush |
| Floors with cuts, grooves, or<br>sanded to "Grade C"<br>(Syntheteak, water parks, etc.) | Cylindrical scrubbing machine with nylon brush                             |



# Cleaning Procedures

## Periodic Deck Maintenance with API Cleaner Plus and API Wax

| Dilution Ratio                                    |
|---|
| 16-32 oz. of API Cleaner Plus per gallon of water |

| Type of Flooring  | Equipment   |
|---|---|
| Floors with Smooth Surfaces (Flexigel Decoro)                                     | Rotary scrubbing machine with black 3M pad or equivalent abrasive scrub brush |
| Floors with cuts, grooves, or sanded to "Grade C" (Syntheteak, water parks, etc.) | Cylindrical scrubbing machine with abrasive brush                             |



# Cleaning Procedures

## Periodic Deck Maintenance with API Cleaner Plus and API Wax

### Procedure

- Strip the current layer of wax using API Cleaner Plus at the proper ratio and using the appropriate equipment outlined in the previous slide.
- Allow the surface to become completely dry after all wax and any build-up are completely removed.
- Apply API Wax in a sweeping and swirling motion using an 18" Unger Original StripWasher® sleeve and T-bar.

### Recommendations

- Deck maintenance is recommended to be performed every 6 months.
- Do not apply API Wax if the surface temperature exceeds 35°C (95°F).
- Only apply API Wax when the deck surface is completely dry.
- Apply in a thin layer to avoid puddling, clouding, and a loss of anti-slip properties.
- Allow API Wax to dry for 2-4 hours prior to any foot traffic.
- If API Cleaner Plus is used to strip the floor, it must be resealed using API Wax.

18" Unger Original StripWasher®







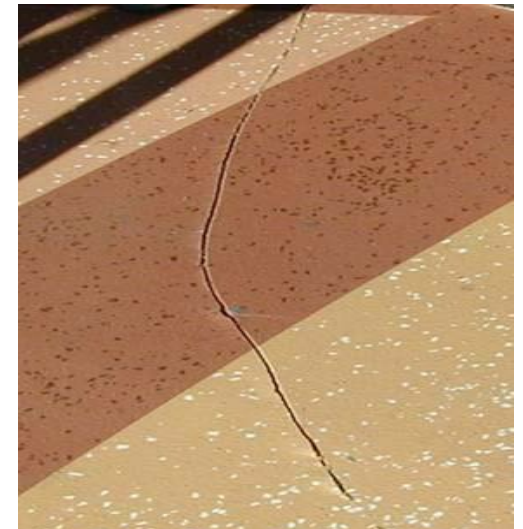
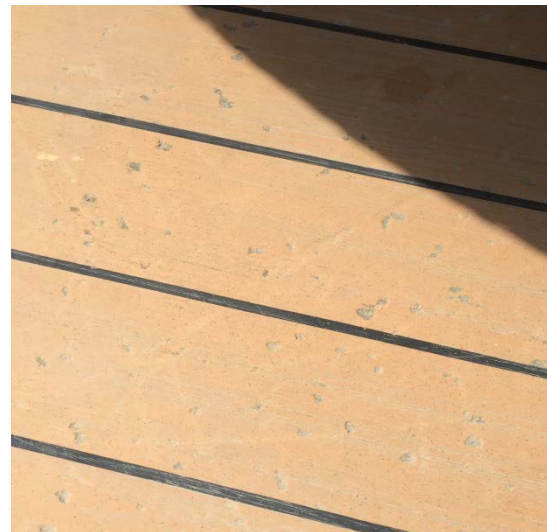
# Damage Prevention

## What Causes Damage?

- Dragging objects such as deck chairs, tables, trash cans, plant vases, etc.
- Dropping of blunt objects
- Not using floor protection when painting walls and other surfaces
- Allowing spills, organics (food, condiments, etc.) and other chemicals to remain on the floor

## How to Prevent Damages

- Ensure deck chairs, tables, etc. have proper glides or rubberized protection.
- Lay down painter's cloth or plastic when painting vertical or ceiling surfaces.
- Clean up any spills or foodstuffs immediately – organic attack and other chemicals can stain a floor within an hour if left untreated.





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