



**protective coatings  
and resin flooring**

# Cleaning and Maintenance Standard Operating Procedures



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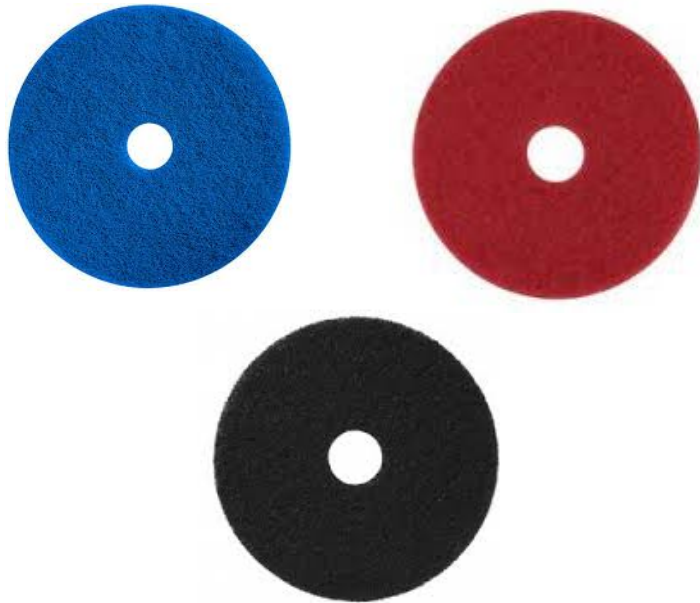
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# Equipment

## 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 (Flexigel Decoro)	Rotary scrubbing machine with blue or red 3M pad, a mop, or scrub brush
Floors with cuts, grooves, or sanded to "Grade C" (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®







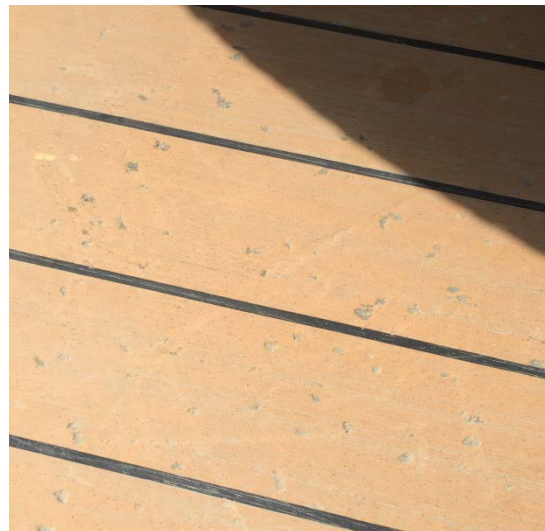
# Damage Prevention

## 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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