Cleaning and Maintenance
Standard Operating Procedures

protective coatings and resin flooring
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<td>1. Equipment</td>
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</table>
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)
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
**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

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<tr>
<th>Dilution Ratios</th>
<th>Light Cleaning</th>
<th>General Cleaning</th>
<th>Heavy Cleaning</th>
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<tbody>
<tr>
<td></td>
<td>2-4 oz. of API Neutral Cleaner per gallon of water</td>
<td>4-6 oz. of API Neutral Cleaner per gallon of water</td>
<td>6-12 oz. of API Neutral Cleaner per gallon of water</td>
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</table>

<table>
<thead>
<tr>
<th>Type of Flooring</th>
<th>Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors with Smooth Surfaces (Flexigel Decoro)</td>
<td>Rotary scrubbing machine with blue or red 3M pad, a mop, or scrub brush</td>
</tr>
<tr>
<td>Floors with cuts, grooves, or sanded to &quot;Grade C&quot; (Syntheteak, water parks, etc.)</td>
<td>Cylindrical scrubbing machine with nylon brush</td>
</tr>
</tbody>
</table>
# Cleaning Procedures

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

### Dilution Ratio

<table>
<thead>
<tr>
<th>Dilution Ratio</th>
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</thead>
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<tr>
<td>16-32 oz. of API Cleaner Plus per gallon of water</td>
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<th>Type of Flooring</th>
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</thead>
<tbody>
<tr>
<td>Floors with Smooth Surfaces (Flexigel Decoro)</td>
<td>Rotary scrubbing machine with black 3M pad or equivalent abrasive scrub brush</td>
</tr>
<tr>
<td>Floors with cuts, grooves, or sanded to &quot;Grade C&quot; (Syntheteak, water parks, etc.)</td>
<td>Cylindrical scrubbing machine with abrasive brush</td>
</tr>
</tbody>
</table>
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.
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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