

# Flecks®


**SYSTEMS**  
**MAINTENANCE PROCEDURES**

Rev.010523

Properly maintained surfaces will ensure you get the maximum life expectancy out of your Flecks® Systems surface. Depending on the type of Flecks® surface you are maintaining and the amount of use your surface gets will determine how frequent your surface should be maintained.

*Below are recommended maintenance plans for your Flecks® surface as well as an overview of cleaning agents, tools/equipment, and specific methods for maintaining your surface. Some installations may require more specific maintenance procedures to meet your needs. For help in creating a custom maintenance plan for your facility please contact us for assistance in developing a custom maintenance plan for your facility.*

### Recommended Chemical Parameters for Pool Water Maintenance:

Chemical Parameter	Desired Range, ppm	Minimum, ppm	Maximum, ppm	Additional Notes
<b>pH</b>	7.4 – 7.6	7.2	7.8	Tested Daily (At Opening + every 4 hours while open to public)
<b>Free Chlorine</b>	2 - 4	1 without CYA 2 with CYA	10	Tested Daily (At Opening + every 4 hours while open to public)
<b>Bromine</b>	3 – 4	3	8	Tested Daily (At Opening + every 4 hours while open to public)
<b>Calcium Hardness</b>	200 - 400	150	2500	Test Monthly
<b>Total Alkalinity</b>	80 – 100	60	180	Tested Weekly
<b>Cyanuric Acid (stabilizer)</b>	30 – 50	10	90	Test Monthly or 24 hours after CYA added (MAHC) *Test every 2 weeks if Stabilized Chlorine used as primary disinfectant. Drain, scrub & refill pool if stabilizer exceeds limits
<b>Total Dissolved Solids</b>	1000 - 2000	300	3000	Tested Quarterly
<b>Combined Chlorine</b>	< 0.4		< 0.4	N/A
<b>Langelier Saturation Index (LSI)</b>	-0.3 – +0.5	-0.3	+0.5	Check Monthly

Based on Model Aquatic Health Code (MAHC) and ANSI/APSP 11-2019 values

- **A low pH (less than 7.2) is ACIDIC pool water** – too much acid present.
- **A high pH (greater than 7.8) is NOT ENOUGH acid** in the water (the water is ‘basic’ or too alkaline).

#### References:

[The MAHC Current Edition | Model Aquatic Health Code | CDC](#)

- [www.cdc.gov/mahc/editions/current.html](http://www.cdc.gov/mahc/editions/current.html)

[Operation and Management of Splash Pads | CDC](#)

- <https://www.cdc.gov/healthywater/swimming/swimmers/splash-pad-operation-and-management.html>

ANSI/APSP/ICC-11 2019 American National Standard for Water Quality in Public Pools and Spas

[https://issuu.com/thepta/docs/apsp-11\\_2019](https://issuu.com/thepta/docs/apsp-11_2019)

[Fact Sheets | Healthy Swimming | Healthy Water | CDC](#)

[www.cdc.gov/healthywater/swimming/materials/fact-sheets.html](http://www.cdc.gov/healthywater/swimming/materials/fact-sheets.html)

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## **Flecks® Systems'**



**Water Flecks®:** At a minimum, your Water Flecks® surface should be cleaned at the beginning of the season and again, most importantly, at the end of the season. In areas where Water Flecks® is installed and kept submerged for the entire season, it is critical at the end of the season to thoroughly clean your surface to remove the buildup of chemicals laying in or on the surface. In addition, maintaining your facilities water and keeping it balanced is important to avoid creating a corrosive environment which could damage the surface or substrate which the surface is applied to.

### **Recommended Maintenance Plan:**

- **Water Balance**
  - Aquatic facilities and public pool water shall be chemically balanced by testing and maintaining water quality within the recommended levels per ANSI/APSP and MAHC Standards as shown in the “**Recommended Chemical Parameters for Pool Water Maintenance**” table above.
- **Clean and Disinfect**
  - Use Flecks® Multi-Purpose Cleaner while power washing your surface using the Floor Surface Extractor attachment to remove dirty water from the surface.
    - **Flecks® Multi-Purpose Cleaner:** Quickly cuts through grease, grime, and dirt. This highly versatile product can be used on a wide range of surface types including plastics, tile, laminate, and stainless steel. It is powerful yet gentle enough for use as a daily cleaner. Flecks® Multi-Purpose Cleaner is designed to be used to clean and prepare surfaces prior to a disinfection step.
  - Once cleaned, disinfect surface with Vital Oxide, available from Flecks Systems, Inc.
    - **Vital Oxide**, a hospital grade disinfectant sanitizer with 9 key attributes. Disinfection, Sanitizing, Odor Elimination, Carpet Sanitization, Allergen Removal, Kills Mold, and Mildew, Kills biofilm, Parvo, Distemper, Tuberculous, SARS-CoV-2 (the cause of COVID-19). Sanitizer dilution is NSF approved as a no rinse sanitizer for non-porous food contact surfaces. (US Only)



**Deck Flecks®:** At minimum, an annual cleaning should be completed on your surface. Depending on the use of your Deck Flecks® surface, a routine cleaning may be needed such as in a commercial environment or a surface that is located indoors.

### **Recommended Maintenance Plans:**

#### **Outdoor Environments**

- **Clean**
  - Use Flecks® Multi-Purpose Cleaner while power washing your surface using the Floor Surface Extractor attachment to remove dirty water from the surface.
    - **Flecks® Multi-Purpose Cleaner:** Quickly cuts through grease, grime, and dirt. This highly versatile product can be used on a wide range of surface types including plastics, tile, laminate, and stainless steel. It is powerful yet gentle enough for use as a daily cleaner. Flecks® Multi-Purpose Cleaner is designed to be used to clean and prepare surfaces prior to a disinfection step.
- **Repairs**
  - Once the surface is cleaned, inspect the surface to determine if there are any areas in need of repair or additional maintenance. Look for any loose granules, or areas where the substrate is visible.

### Indoor Environments

- **Remove Dirt and Debris**
  - Using a wet/dry vacuum cleaner or other type of vacuum cleaner /power sweeper, clear visible dirt, and debris prior to cleaning your surface.
- **Clean and Disinfect**
  - Use Flecks® Multi-Purpose Cleaner while power washing your surface using the Floor Surface Extractor attachment to remove dirty water from the surface.
    - **Flecks® Multi-Purpose Cleaner:** Quickly cuts through grease, grime, and dirt. This highly versatile product can be used on a wide range of surface types including plastics, tile, laminate, and stainless steel. It is powerful yet gentle enough for use as a daily cleaner. Flecks® Multi-Purpose Cleaner is designed to be used to clean and prepare surfaces prior to a disinfection step.
  - Once cleaned, disinfect surface with Vital Oxide, available from Flecks Systems, Inc.
    - **Vital Oxide**, a hospital grade disinfectant sanitizer with 9 key attributes. Disinfection, Sanitizing, Odor Elimination, Carpet Sanitization, Allergen Removal, Kills Mold, and Mildew, Kills biofilm, Parvo, Distemper, Tuberculous, SARS-CoV-2 (the cause of COVID-19). Sanitizer dilution is NSF approved as a no rinse sanitizer for non-porous food contact surfaces. (US Only)
- **Repairs**
  - Once the surface is cleaned, inspect the surface to determine if there are any areas in need of repair or additional maintenance. Look for any loose granules, or areas where the substrate is visible.



**Play Flecks®:** Most playground surfaces, walking paths and other impact attenuating safety surfaces are in outdoor environments. These areas should be cleaned annually to ensure the surface is free from debris, foreign objects and dirt that can get down into the porous surface and negatively impact the safety of the surface. In addition, while completing an annual cleaning, areas in need of repair, such as in high wear areas under swings or entrance and exit regions of the playground equipment can be identified and repaired to help keep a safer play environment.

### **Recommended Maintenance Plan:**

- **Remove Dirt and Debris**
  - Inspect the surface for any foreign objects that should be removed and disposed of. Wear protective clothing and gloves and be careful to watch for any needles or other paraphernalia that may be on or near the surface. These items need to be handled with care and disposed of properly.
  - Using a blower, clear visible dirt, and debris prior to cleaning your surface.
- **Clean**
  - Power wash the surface while using the Floor Surface Extractor attachment to remove dirty water, sand and small debris from the surface.
  - For surfaces with heavy use, use Flecks® Multi-Purpose Cleaner while power washing the surface.
    - **Flecks® Multi-Purpose Cleaner:** Quickly cuts through grease, grime, and dirt. This highly versatile product can be used on a wide range of surface types including plastics, tile, laminate, and stainless steel. It is powerful yet gentle enough for use as a daily cleaner. Flecks® Multi-Purpose Cleaner is designed to be used to clean and prepare surfaces prior to a disinfection step.
- **Repairs**
  - Once the surface is cleaned, inspect the surface to determine if there are any areas in need of repair or additional maintenance. Look for any loose granules, areas where the substrate is visible.

**FlecksCast™:**

**Recommended Maintenance Plan:**

- **Remove Dirt and Debris**
  - **Outdoor Environments**
    - Using a blower, clear visible dirt, and debris prior to cleaning your surface.
  - **Indoor Environments**
    - Using a wet/dry vacuum cleaner or other type of vacuum cleaner/power sweeper, remove visible dirt, and debris prior to cleaning your surface.
- **Clean**
  - Use Flecks<sup>®</sup> Multi-Purpose Cleaner while power washing your surface using the Floor Surface Extractor attachment to remove dirty water from the surface.
    - **Flecks<sup>®</sup> Multi-Purpose Cleaner:** Quickly cuts through grease, grime, and dirt. This highly versatile product can be used on a wide range of surface types including plastics, tile, laminate, and stainless steel. It is powerful yet gentle enough for use as a daily cleaner. Flecks<sup>®</sup> Multi-Purpose Cleaner is designed to be used to clean and prepare surfaces prior to a disinfection step.

**UltraCoat™:**

**Recommended Maintenance Plan:**

- **Remove Dirt and Debris**
  - **Outdoor Environments**
    - Using a blower, clear visible dirt, and debris prior to cleaning your surface.
  - **Indoor Environments**
    - Using a wet/dry vacuum cleaner or other type of vacuum cleaner/power sweeper, remove visible dirt, and debris prior to cleaning your surface.
- **Clean**
  - Use Flecks<sup>®</sup> Multi-Purpose Cleaner while power washing your surface using the Floor Surface Extractor attachment to remove dirty water from the surface.
    - **Flecks<sup>®</sup> Multi-Purpose Cleaner:** Quickly cuts through grease, grime, and dirt. This highly versatile product can be used on a wide range of surface types including plastics, tile, laminate, and stainless steel. It is powerful yet gentle enough for use as a daily cleaner. Flecks<sup>®</sup> Multi-Purpose Cleaner is designed to be used to clean and prepare surfaces prior to a disinfection step.

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*Below is a list of chemicals that can aid in cleaning your surface and a list of chemicals to avoid along with recommended tools, equipment, and cleaning methods for specific types of maintenance. It is always best to consult with your installer or with Flecks Systems, Inc. directly for any questions or difficulties regarding the maintenance of your surface and to report any repairs. Please document repairs identified during the warranty period by taking pictures of the area and recording the date when first identified. It is crucial to document and report in a timely manner so repairs can be completed before they spread.*

In most cases, household cleaning products will work well if used correctly. Check the label on the products to see how much should be used and follow the manufacturer's directions and all safety precautions listed on the container. Apply the cleaner and give it time to work before a final cleanup is completed.

- \* Make sure proper Personal Protection Equipment is worn at all times while cleaning your surface.
- \* Never mix bleach with ammonia and any cleaning products that contain ammonia; fumes from the combination are toxic.
- \* Do Not use ozone air cleaners to kill mold. Ozone air cleaners generate ozone, a known respiratory irritant. The U.S. Environmental Protection Agency (EPA) does not recommend using ozone-generating air cleaners for treating indoor mold problems.
- \* When using a power washer to maintain indoor and outdoor Flecks® System Surfaces, use our floor surface extractor attachment with your power washer to remove the dirty water from your surface. This will remove excess water, redirecting it to a drain or away from your surface and help dry faster.

### **APPROVED CLEANING AGENTS & DISINFECTANTS:**

Flecks Systems, Inc. offers our own Multi-Purpose Cleaner which quickly cuts through grease, grime, and dirt. This highly versatile product can be used on a wide range of surface types including plastics, tile, laminate, and stainless steel. It is powerful yet gentle enough for use as a daily cleaner. Flecks® Multi-Purpose Cleaner is designed to be used to clean and prepare surfaces prior to a disinfection step.

Flecks® Systems offers Vital Oxide, a hospital grade disinfectant sanitizer with 9 key attributes. Disinfection, Sanitizing, Odor Elimination, Carpet Sanitization, Allergen Removal, Kills Mold, and Mildew, Kills biofilm, Parvo, Distemper, Tuberculous, SARS-CoV-2 (the cause of COVID-19). Sanitizer dilution is NSF approved as a no rinse sanitizer for non-porous food contact surfaces. (US Only)

**The following cleaning agents are also safe to use on your Flecks® Systems surface:** Fantastik Oxy Power Multi-Purpose, Formula 409®, CLR (Calcium, Lime, Rust), Lime-A-Way, Bleach, Simple Green®, Purple Power® and most other household cleaning agents. Additional cleaning agents are included below for specific types of maintenance requirements.

- Please consult with your installer or contact us if you are unsure of a specific cleaning agent.
- Always use the cleaner according to the manufacturer's directions.

### **CHEMICALS/CLEANING AGENTS TO AVOID:**

The following chemicals and cleaning agents ***should not*** be used on your Flecks® Systems surfaces: Gasoline, diesel fuel, mineral spirits, benzene, xylene, WD-40®, naphtha, methylene chloride, Goo Gone, Stripper, and all other oil-based cleaning agents. For questions on a specific chemical or cleaning agent, please contact us!

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- **SPLASH & SPILLS:** For splash and spills of any prohibited chemicals or cleaning agents immediately rinse off the surface with water as completely as possible. If you encounter any issues after rinsing off your surface, please contact your installer for further assistance.

### **ACCIDENTS/EMERGENCY:**

If an accident occurs while you are using a hazardous substance, refer to the product label for the appropriate first aid procedures. Follow the directions carefully. If it is necessary to take a child or adult to the hospital, physician, or urgent care because of an accident, be sure to bring the container of the product that caused the injury.

- **Poison Control Center:** 1-800-222-1222

### **CLEANING TOOLS & EQUIPMENT:**

Use only Non-Heated Cleaning Tools & Equipment. Temperature can play a huge role in the cleaning process. Flecks® Systems surfaces can become damaged when exposed to high temperatures that most steam cleaners offer. While heat is important for sterilization, it is not always the best choice. Water temperatures ***must not*** exceed 104°F (40°C) when used to clean your Flecks® Systems surfaces.

### **WET/DRY VACUUM:**

- Usage: Indoors & Outdoors
- For splash and spill instances use a wet dry vacuum to remove and clean any contaminants and/or debris

### **LEAF BLOWER:**

- Usage: Indoors & Outdoors
- For loose debris, dirt, or sand, a leaf blower is suitable to clean your surface.
  - If your surface is surrounded by trees or in areas susceptible to debris, your surface should be blown off to make sure children are free from and slip and fall hazards.

### **POWER WASHER:**

- Usage: Outdoors (Indoor use recommended with use of Floor Surface Extractor Attachment).
- Using a pump sprayer, apply cleaning agent onto the surface. Be sure not to get too far ahead where surface becomes dry.
- While wet, use a bristle broom to scrub the surface to loosen any dirt or debris.
  - For better results try using an Orek® Floor Buffer with a Terry Cloth Pad instead of the bristle broom.
- Use up to a 2800 PSI power washer with a 25° "Fan Tip" to clean your surface and rinse off any cleaning agents.
  - Be sure not to gas up any equipment while its sitting on the surface.

### **FLOOR SURFACE EXTRACTOR:**

- Usage: Indoors & Outdoors
- Power washer attachment which extracts the dirty water off the surface as the surface is being cleaned.



- Complete setup available (power washer not included) through Flecks Systems, Inc. Contact us for more information: [info@flecksystems.com](mailto:info@flecksystems.com)

**FLOORING EXTRACTION MACHINES:**

- Usage: Indoors & Outdoor
  - o Ideal for cleaning porous surfaces both indoors and outdoors where water used for cleaning can be extracted and contained in a mobile storage unit which can be drained offsite.
  - o Water Extraction machines water temperature ***must not*** exceed 104°F (40°C).
  - o Steam cleaning is not a suitable cleaning solution.

**ROTOWASH:**

- Usage: Indoors & Outdoors
- With a rotating brush, Rotowash is ideal for both indoor and outdoor areas that have heavy use with the need to remove stains and marks annually.



- <https://selfprofloorcare.com/>
- 24" Professional Model R60B
- 18" (45B) or 12" (30B) models if the 24" model is too large to get in small areas.
- Use "FLECKSDISC250" for \$250 off your purchase.

**DAIMER® Industries:**

- Usage: Outdoors (Indoor usage is acceptable when used water can be extracted out of the surface and can be contained or drained away from the cleaned surface).
- DAIMER® Xtreme Power HSC 14000 or similar tile cleaning machine is recommended for high wear commercial applications.
- <https://www.daimer.com/blog/xtreme-power-hsc-14000/>

**IDENTIFYING STAINS, MARKS, AND OTHER AREAS TO MAINTAIN:**

**CALCIUM/MINERAL DEPOSITS:**

Usually found in water play, calcium build up may happen if the pH levels or alkalinity are off in your water. It's important to understand and determine what is causing this calcium or mineral deposit to build up on your surface.

- Test the water to determine what the cause is and come up with the right way to keep the water at the right levels.
- CLR® or Lime-A-Way are recommended to use to clean the calcium or mineral deposits off your surface while you determine and fix the underlying issue.

**RUST:**

- Store Bought Cleaners: CLR®, UnRust® Rust Remover, Rust-Oleum Rust Remover, Evapo-Rust, Bull Frog Rust Remover, ZEP® Calcium, Lime & Rust Stain Remover
- Homemade Recipes c/o ([www.thebalane.com/homemade-rust-remover-recipes](http://www.thebalane.com/homemade-rust-remover-recipes))

**GRIME AND/OR BATH OILS:**

- In areas, such as water play or pool decks where sunblock, suntan lotion and other body lotions are used, clean your surface with a degreaser such as Nature Clean & Purple Power® or a liquid detergent and water solution.

- Rinse off your surface thoroughly to make sure no degreaser/residue is left on the surface.

#### **GUM REMOVAL:**

The easiest way to remove gum from your Flecks® Systems TPR surface is to freeze it and lift and remove the frozen gum using a putty knife or scraper. Below is a list of products available online or at your local hardware, auto, office supply, and/or department store.

- Sprayon® 10 Ounce Aerosol Cleaner/Degreaser (Walmart, Grainger, Zoro)
- Boardwalk Chewing Gum & Candle wax Remover (online)
- Misty® Gum Remover II (Staples)
- Matrix Glacier Gum Removal
- Diversey Gum Remover
- Noble Chemical Gum-B-Gone Chewing Gum Remover
- Champion Sprayon Gum Remover
- Sprayway 813 Chewing Gum Remover
- CRC 05002 Freeze-Off Super Penetrant (Sears, West Marine, True Value, Auto Barn)
- Max Professional Max Pro Blow Freeze Spray (Online, Staples, Parts Express, Walmart)

#### **MOLD, MILDEW & BACTERIA:**

Flecks® Systems, Inc. uses anti-microbial additives in our products to help deter mold and bacteria growth, however, mold, mildew & bacteria can grow on any surface in an environment and areas that are dark, damp, and humid as well as in porous surfaces where there is standing water due to poor drainage and low areas on the hard substrate.

If you have a Flecks® System installed in an environment suitable for mold and/or bacteria growth or are experiencing growth on your Flecks® Systems surface, we offer the following recommendations:

#### **PREVENTATIVE MAINTENANCE:**

- ✓ Ensure that your Flecks® Systems' surface is installed over top a substrate that has adequate drainage. Any low areas where water can lay should be corrected prior to a Flecks® System surface being applied.
- ✓ For indoor projects, it is important proper ventilation is in place and the indoor humidity does not exceed 55%. The use of dehumidifiers will help control moisture in the air, depriving mold spores the water they need to grow into mold.
- ✓ Remove any excess moisture with a wet-dry vacuum.
- ✓ Use fans to assist in the drying process.
- ✓ Use Vital Oxide to disinfect and sanitize the surface as part of a routine maintenance plan.
- ✓ Create a maintenance plan that includes a schedule on how often your surface should be maintained and a process on how best to clean, dry and disinfect your surface. Maintenance plans are specific to each individual facility depending on the type of surface installed, the environment it is installed in and the amount of usage of your surface.

#### **CLEANING AGENT OPTIONS & RECOMMENDATIONS:**

- **Hydrogen Peroxide:** An anti-fungal, anti-viral and anti-bacterial solution that kills mold effectively.
  - **To kill mold:** Pour 3% concentration hydrogen peroxide into a spray bottle. Saturate the moldy surface completely and leave it sit for 10 minutes. Next, scrub the area to remove all the mold and mold stains. Finally, wipe the surface down to remove residual mold and spores.
- **White Distilled Vinegar:** A mild acid which can kill 82% of mold species.
  - **To kill mold:** Use white distilled vinegar and pour it into a spray bottle without watering it down. Spray the vinegar onto the moldy surface and leave it sit for (1) one hour. Wipe the surface clean with water



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and allow the surface to dry. Any smell from the vinegar should clear within a few hours. A household cleaner may be needed to remove any stains left from the mold.

- **Baking Soda:** A mild, white mineral powder that can be used to kill mold and absorb moisture to help keep mold away.
  - o **To kill mold:** Add one quarter (1/4) tablespoon to a spray bottle of white distilled vinegar and shake until it has dissolved. Immediately Spray the moldy area with the baking soda solution and use a medium bristled scrub brush to remove all the mold from the surface. Next, rinse the surface with water to remove any residual mold on the surface.
  - o Once cleaned and dry, disinfect surface with Vital Oxide, **Vital Oxide**, is a hospital grade disinfectant sanitizer with 9 key attributes. Disinfection, Sanitizing, Odor Elimination, Carpet Sanitization, Allergen Removal, Kills Mold and Mildew, Kills biofilm, Parvo, Distemper, Tuberculous, SARS-CoV-2 (the cause of COVID-19). Sanitizer dilution is NSF approved as a no rinse sanitizer for non-porous food contact surfaces. (US Only) Available from Flecks Systems, Inc.
    - This should become part of a routine maintenance.

### **Additional Cleaning Agent Options:**

- MMR Instant Mold & Mildew Stain Remover – 2 step combo pack
- Concrobium Mold Control
- Concrobium Mold Control Aerosol: Eliminates, cleans, and prevents mold and musty odors.
- CLR® Mold & Mildew Foaming Action Cleaner
- Clorox Tilex Mold and Mildew Remover Spray

### **REPAIRS:**

- Installers should leave a pail of the blend(s) used for your surface installation for any future repairs that may have to be completed.
- Immediately contact your installer or Flecks® Systems, Inc. directly if you notice your Flecks® surface needs a repair.
- Document repairs with photos and noting the date when first noticed.

### **PLEASE NOTE:**

Some installations may require more specific maintenance procedures to meet your needs. For help in creating a custom maintenance plan for your facility please contact us for assistance in developing a custom maintenance plan for your facility. Inquire with Flecks Systems, Inc., or your local trained installer regarding Maintenance Plan Packages to have your surface maintained by a professional.