

Flecks®



SYSTEMS

MAINTENANCE PROCEDURES

Rev.011522

Properly maintained surfaces will ensure you get the maximum life expectancy out of your Flecks® Systems surface. Depending on the amount of use your surface gets will determine how frequent your surface should be maintained. Below are our recommendations for the best way to clean and maintain your surface.

APPROVED CLEANING AGENTS:

The following cleaning agents are 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 in other sections of Flecks® Systems Maintenance Procedures.

- 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!

- **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.

CLEANING TOOLS & EQUIPMENT:

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.
 - o 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.
 - o 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.
 - o Be sure not to gas up any equipment while its sitting on the surface.

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FLOOR SURFACE EXTRACTOR:

- Usage: Indoors & Outdoors
- Power washer attachment which extracts the dirty water off of 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@fleckssystems.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 50°F (10°C).
 - o Steam cleaning is not a suitable cleaning solution.

SUITABLE NON-HEATED CLEANING EQUIPMENT:

Temperature can play a huge role in the cleaning process. Flecks® Systems surface 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.

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)

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:

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.

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- * 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.
- * For maintaining indoor and outdoor Flecks® System Surfaces using a power washer, using a floor surface extractor attachment with your power washer to remove the dirty water from your surface. This will also remove excess water and help the surface dry faster.

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.
- ✓ 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 AGENTS 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 of 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. (Baking soda can be used with vinegar)
 - **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 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.
 - **To kill mold:** Add one quarter (1/4) tablespoon to a spray bottle of white distilled vinegar and shake until it has dissolved. Spray the moldy area with the baking soda solution and use a scrub brush to remove all the mold from the surface. Next, rinse the surface with water to remove any residual mold on the surface. Finally, spray the area again using baking soda solution and let the surface dry. (This will kill any left-over mold and prevent the mold from returning).
- 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

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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

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.
- *Inquire with Flecks Systems, Inc., or your local trained installer regarding Maintenance Plan Packages to have your surface maintained by a professional.*

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.