

Carpet Care – Extraction & Shampoo Detergents

Redi-Steam – B00823

- Extraction Detergent; Low Foaming
- Neutral pH; Deodorizes
- Contains an Odor Counteractant

Shampoo – B00820

- Commercial Carpet/Textile Cleaner
- Removes Dirt, Grease, Oil, Coffee, Cola & More
- Nonflammable; Concentrated
- Spin Padding, Dry Foaming, Spotting, Rotary Shampooing

Carpet Care – Spotters & Specialty

Clear Spot – B00832

- Removes Many Water & Oil-Based Stains
- Safe on Most Carpets; Odorless; Biodegradable
- Prespotter for Use Before Shampooing

EDF-3 – B00827

- Carpet Cleaner Defoamer
- Antifoam Silicone Emulsion; Concentrated
- Nonflammable; Contains No Alcohol

Clear Spot Citrus Gel – B00828

- Unique Citrus Solvent & Detergent Blend Spotter
- Dissolves Tar, Oils, Grease, Ink & Markers
- Helps Remove Gum, Adhesives & Wax
- Gel Formula Clings & Increases Surface Contact Time
- Pleasant Citrus Fragrance; VOC Compliant; Nonflammable

Gum & Candle Wax Remover – A00183

- Aerosol Spray Freezes Soft or Encrusted Soils for Easier Removal
- For Use on Nonporous Surfaces

Cloud 9 English Garden Carpet Refresher – A00261

- Contains First & Third Generation Odor Counteractants
- Inverted Valve with Fan Spray Deodorizes Carpet in Seconds
- Fresh Floral Scent Lasts for Hours; Leaves No Staining Residue
- Fast-Dissipating Foam Identifies Where Product is Applied

Heavy Duty Carpet Stain Remover – A00173

- Commercial, Industrial, Automotive or Household Carpets
- Fortified with Enzymes
- Aerosol with 360° Valve for Easy Application

Dri-White Powder Spotter – A00176

- Spot & Stain Lifter; Nonflammable Aerosol
- Self Blotting Absorbent Formula

Pro-Tec – B00838

- Invisible Protective Barrier
- Concentrated; Nonflammable
- Water-Based

Solvent Spot Remover – A00175

- For Oil Soluble Stains; Powerful Formula
- Solvent-Based
- Non-Ozone Depleting Aerosol

Hard Floor Care Tips

- Well-maintained entrance mats can capture up to 70% of all the dirt that enters a building.
- Always mop or autoscrub a floor prior to burnishing. NEVER burnish a dirty floor.
- When stripping a floor, the floor must remain wet while the stripper is allowed dwell time.
- When stripping a floor, it is important to tape off areas that you do not want the stripper to touch. A combination of tape and cardboard works well.
- On older or unusually worn tile, two coats of OPTIMAX® SC are recommended, prior to finish application, to help protect the floor.
- Large areas should be stripped in stages to make the job more manageable.
- Save leftover stripper to clean the wringer from your finish bucket. This will keep all mop wringers in good condition.
- Plastic liners are recommended for your finish bucket because they prevent contamination of the floor finish.
- Rayon or synthetic blend mops work best for finish application.
- To prevent floor finish buildup around the edges, do not apply finish wall-to-wall on every coat. Instead, stay six inches from the wall on every other coat. For example, apply first and third coats across entire floor. Do not apply second and fourth coats within six inches of wall.
- Use floor finish containing optical brighteners to enhance the brightness and appearance of your floors.

Solids

This is simply a measurement of the components of a floor finish that do not evaporate and remain to protect and enhance the appearance of the floor. The only correct way to measure this is by using ASTM method D-2834.

Non Volatile Matter = Total Solids

Do not be fooled by such terms as “volatile solids, active solids, or working solids.” The only solids that matter are the ones that remain on the floor after drying.

For the best combination of durability and gloss follow: The Rule of 100

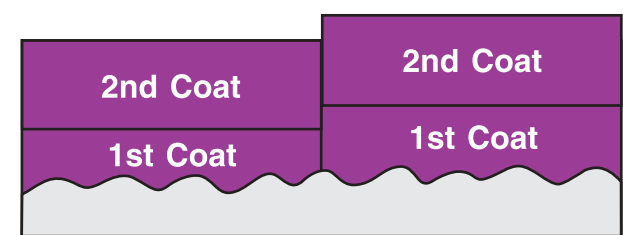
Apply enough sealer/finish for the solids to equal or exceed 100.

Example: A finish at 25% solids would require 4 coats.

A finish at 20% solids would require 5 coats.

A finish at 18% solids would require 6 coats.

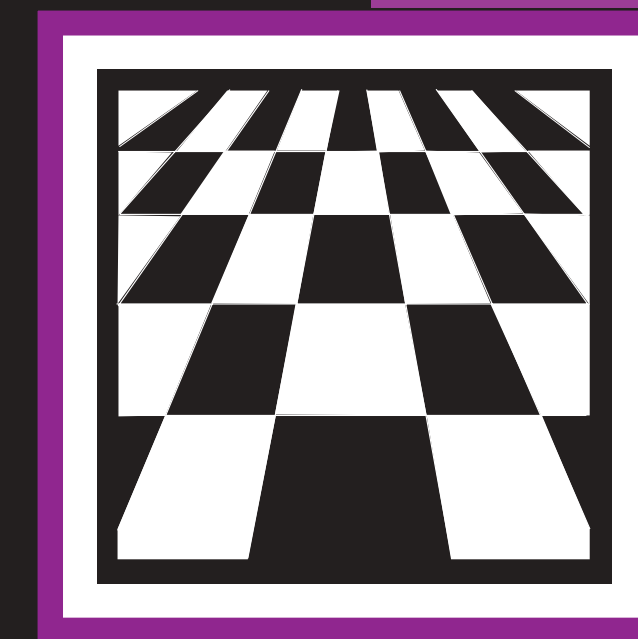
Higher Solids Equal Faster Film Build



Note: 2 coats of 24% solids floor finish provides 33% more polymer on floor than 2 coats of 18%

Why Coat Floors?

- To protect the floor covering from wear, stains and daily abuse.
- Appearance – well maintained floors provide an image enhancing aspect.
- For ease of maintenance – allows spills and normal soil to be easily removed.
- Safety – coated floors are more slip resistant.



**Amrep –
Providing Innovative Solutions
for all Your Maintenance Needs**

Strippers

Take Off – B00809

- Non-ammoniated Wax Stripper; Controlled Suds
- Nonflammable; Concentrated; High pH
- Butyl Fortified

Take Off EP – B01812

- Rinse Free Chemistry - Requires No Neutralizing
- Dilutes Up to 1:10 with Water
- Aggressive Formula - Effective on Acrylic & Urethane Finishes; No Butyl
- Non-ammoniated Pleasant Fragrance
- Environmentally Preferred Formula

Take Off RF – B00812

- Rinse Free Chemistry- Requires No Neutralizing
- Aggressive Formula - Effective on Acrylic & Urethane Finishes
- Non-ammoniated Butyl Scent
- Butyl Fortified

Sealers (Resilient, Wood, Masonry)

Clear Crete – B00842

- Concrete & Masonry Sealer
- Solvent-Based Acrylic; 21% Solids
- Fast Drying; Easy to Apply
- No Etching Required; Interior/Exterior Use
- Apply with Weighted Applicator, Lambs Wool, Solvent Roller or Airless Sprayer

Clear Crete WB – B00844

- Urethane Fortified Concrete & Masonry Sealer
- Water-Based; 25% Solids
- No Etching Required; Interior/Exterior Use
- May Be Applied to “Green” Concrete
- Apply with Synthetic Mop, Weighted Applicator, Lambs Wool or Roller

Crystal Guard PS – B00848

- Penetrating Sealer - Not for Use As a Surface Coating; Solvent-Based with Siloxane
- Maximum Protection for Stone, Marble, Grout & Masonry
- Non-Film Forming; Allows Natural Stone to “Breathe”
- Repels Dirt, Oil & Stains

Wax Off – A00807

- Converts Waxes & Finishes into an Easily-Removed Emulsion
- Thick Gelled Formula Clings to Vertical Surfaces
- Inverted Valve Aerosol

X-Wax Stripper – A00806

- Converts Waxes & Finishes into an Easily-Removed Emulsion
- No Need for Abrasive Cleaners
- Heavy Duty Foam Clings to Vertical Surfaces
- Inverted Valve Aerosol

Imperial – B00890

- Wood & Gym Sealer
- Polyurethane Floor Finish; Solvent-Based; 40% Solids
- Crystal Clarity; Durable & Long Lasting
- Apply with Weighted Applicator or Lambs Wool

OPTIMAX®CM – B00843

- Seals Concrete & Masonry Surfaces
- Prevents Dusting; Resists Soil & Stains
- Water-Based Acrylic; 19% Solids
- Interior Use Only; Dries Crystal Clear
- Apply with Synthetic Mop, Weighted Applicator, Lambs Wool or Roller

OPTIMAX®SC – B00840

- Resilient Tile Sealer (Vinyl, Linoleum, Rubber)
- Penetrates, Seals, Prepares & Protects
- Fortified with OPTIMAX Optical Brightener
- Water-Based; 18% Solids
- Apply with Synthetic Mop

Finishes - UHS & Conventional

OPTIMAX®HM – B00878

- 22% Solids; Finish & Sealer Combination
- UHS (1500+) Including Propane
- Spray Buffable or Restorable (Recommended)
- High Traffic; Routine Maintenance Programs (2-3 Times a Week)
- Synergistic Blend of Urethane & Acrylic Polymers

OPTIMAX®HS – B00873

- 25% Solids; Finish & Sealer Combination
- UHS (1500+) Including Propane
- Spray Buffable or Restorable (Recommended)
- High Traffic; Routine Maintenance Programs (3 Times or More a Week)
- Coat for Coat - Best Gloss & Protection

Polishes

OPTIMAX®GR – B00818

- Restores Gloss to Dull Floor Coatings
- Concentrate; Cleans & Remoisturizes
- Simply Mop On, Let Dry, & Burnish
- Fortified with OPTIMAX Optical Brightener
- Apply with Mop or Autoscrubber

Cleaners & Maintainers

All Star – B00897

- Waterless Cleaner for Use on Wood & Gym Floors
- Removes Dirt, Oil, Dust, Rubber Heel Marks
- Leaves No Residue; Will Not Swell or Buckle Wood

Crystal Clear – B00811

- Low Odor Solvent Dust Mop Treatment
- Economical; RTU

Dust Mop Treatment – A00810

- Protects & Polishes; Aerosol; 360° Valve
- Water-Based Emulsion
- Treats Dust Mops, Cloths, HVAC Filters

HDC-303 – B00808

- Heavy Duty Cleaner & Degreaser for Concrete, Masonry
- Nonflammable; Concentrated; Low Sudsing; Nonbutyl

OPTIMAX®IM – B00876

- 18% Solids; Value Priced Finish
- Multispeed (175-1500 RPM)
- Spray Buffable (Recommended)
- Low to Moderate Traffic Patterns

OPTIMAX®LM – B00874

- 20% Solids; Finish & Sealer Combination
- UHS (1500+) Including Propane
- Spray Buffable or Restorable (Recommended)
- High Traffic; Infrequent Maintenance Programs (Weekly or Less)

OPTIMAX®SB – B00816

- Spray & Buff to Clean & Polish
- Removes Black Heel & Scuff Marks
- Fortified with OPTIMAX Optical Brightener
- RTU; Suitable for 175-2000+ RPM

OPTIMAX®DM – B00815

- Liquid Water-Based Emulsion Dust Mop Treatment
- Use on Dust Cloths, HVAC Filters, Mats, Etc.
- Fortified with OPTIMAX Optical Brightener
- Environmentally Preferred Formula

OPTIMAX®NC – B00804

- Neutral pH; Cleans Floors, Leaves Shine
- Dilute 1:128; Low Foam
- Fortified with OPTIMAX Optical Brightener
- Safe for Resilient Tile, Stone, Masonry & Sealed Wood
- For Conventional or UHS Burnished Floors

Troubleshooting Guide

SYMPTOM	CAUSE	SOLUTION
Streaked Appearance of Floor Finish	Too little polish in mop during application	Scrub and recoat; do not overwork the mop. Avoid using wrung out mop.
	Use of dirty mop	Be sure mop heads are washed thoroughly before applying finish. Discard old, worn, or stained mop heads
	Poor rinsing	If residue has been left on the floor surface or an alkaline stripper was not properly rinsed prior to applying floor finish, re-stripping of the floor will be required.
	Finish too thick	Apply coat evenly and thinly. If coat is applied too thick, dry buff with a blue pad and recoat.
Poor Leveling, Spreading or Wetting of the Finish	Floor finish applied over factory finish on new tile	Strip thoroughly, rinse and reapply finish.
	Floor not adequately cleaned	Stop - do not apply floor finish until you have followed the proper cleaning procedures.
Poor Initial Gloss	Floor not properly rinsed	No floor finish will properly bond to, or spread over a floor, which has an alkaline residue. Flood rinse floor if necessary, but apply finish only after you have a clean dry floor.
	Not enough floor finish on floor	Apply a minimum of four coats of protection on all stripped floors. (This can be one coat of sealer and three coats of finish)
Poor Gloss After Buffing	High floor porosity	Asphalt tile is very porous and these floors take quite a bit of finish before a shine shows up. Be aware of this prior to applying your finish and apply one or two coats of seal first.
	Floor dirty	Clean floor and rinse thoroughly, use a restorer and burnish to bring back gloss.
	Wrong pads or brushes used	Use red or green pads for routine scrubbing; blue pad for deep scrubbing; tan, coral, or white pads for buffing. On uneven floors, an appropriate brush is recommended. To restore gloss, use a mop-on restorer and burnish or recoat with a thin layer of finish.
	Excessive amount of sand or grit on the floor	Use mats, dust mop frequently, and remove grit outside doors. To restore gloss, use a mop-on restorer and burnish or recoat with a thin layer of finish.
Excessive Black Marking	Using an alkaline floor cleaner	Use of an alkaline all-purpose cleaner or degreaser will cause finish to dull and may even leave a hazy film on the floor surface. Spray buffing or use of a mop-on restorer will bring back the gloss.
	Inadequate amounts of floor finish	Build up enough coats for a protective coating. Buff regularly to maintain high gloss.
	Poor quality finish	Use a higher quality of floor finish if a severe marking problem exists.
Powdering	Cheap black soled shoes	Some varieties of shoes will leave black marks no matter which finish is used. Test the black mark by rubbing it with your finger. If the mark erases easily it is most like due to poor quality shoes.
	Poor film formation due to alkaline residue	Re-strip the floor and rinse thoroughly. Give the final floor a rinse of 3 oz. mild acid detergent per gallon of water
	Poor film formation due to cold temperature	Minimum temperature for application is 50°F
Yellowing	Factory finish not stripped from new tile	Thoroughly strip, rinse and re-apply.
	Coats applied too thickly	Apply in medium coats, approximately 2500 - 3000 square feet per gallon.
	Wrong buffing pads used	Use less aggressive pads or brushes.
	Using wrong machine for finish applied	Match the finish to the proper maintenance procedures.
Mastic Bleed	Infrequent stripping	Apply less finish or strip more often. Preventative maintenance measures should be followed.
	Use of floor finish with high resin content	Select a new brand from a wide range of finishes that do not yellow.
	Recoating the entire floor every time floor is cleaned	Don't finish the non-traffic areas as often as the rest of the floor.
Mastic Bleed	Buffing or burnishing without proper cleaning	Anytime a floor machine is used on a finish film the floor must be totally clean first, otherwise dirt and soil will be driven into the finish film giving it a yellow appearance.
	The glue used to put the tiles down bleeding up through the cracks causes mastic bleed. Strip the affected area, use solvent to clean the excess glue, wash with detergent, rinse, and re-apply floor finish	