

DESCRIPTION AND USE

Enviro Klean® BioKlean™ safely removes biological and atmospheric staining from vertical or horizontal masonry surfaces. Cleans difficult mold and mildew staining that blackens limestone, marble, concrete and other masonry surfaces in humid environments.

The BioKlean™ system includes a liquid cleaner and a liquid activator (sold separately). Treated surfaces are neutralized with a solution of Sure Klean® Limestone & Masonry Afterwash diluted 1:1 with clean water. Effectively removes light-to-severe staining without damage to the surface or the environment caused by more conventional cleaning methods.

ADVANTAGES

- Removes mold and mildew staining, and light to heavy atmospheric soiling from masonry and wood.
- Will not damage masonry when properly used.
- Easy to apply with brush, roller or spray.
- Liquid formulation allows for fast and easy mixing.

BioKlean™ is recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of prepared solution.

Substrate	Type	Use?	Coverage
Architectural Concrete Block*	Burnished	yes	85-125 sq.ft. 8-12 sq.m.
	Smooth	yes	
	Split-faced	yes	
	Ribbed	yes	
Concrete*	Brick	yes	85-150 sq.ft. 8-14 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay	Brick	yes	85-150 sq.ft. 8-14 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished♦	no	NA
	Unpolished	yes	85-150 sq.ft. 8-14 sq.m.
Granite	Polished	yes	85-200 sq.ft. 8-19 sq.m.
	Unpolished	yes	85-175 sq.ft. 8-16 sq.m.
Sandstone	Unpolished	yes	85-150 sq.ft. 8-14 sq.m.
Slate	Unpolished	yes	85-175 sq.ft. 8-16 sq.m.

*Thorough rinsing may be substituted for the Afterwash. Repeated applications may result in surface etching.
♦Contact PROSOCO for application instructions.
Also suitable for wood and some painted surfaces.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

Limitations

- Do not apply at temperatures below 40°F (4°C).
- Metal surfaces must be protected from exposure to cleaning solution.

TYPICAL TECHNICAL DATA

CLEANER

FORM: Light yellow liquid
SPECIFIC GRAVITY: 1.09
TOTAL SOLIDS: NA
pH: 13.7
WT/GAL: 9.10 lbs.
FLASH POINT: > 200°F (> 93°C)
FREEZE POINT: 14°F (-10°C)
SHELF LIFE: 1 year in tightly sealed, unopened container

ACTIVATOR

FORM: Clear liquid
SPECIFIC GRAVITY: 1.1
TOTAL SOLIDS: NA
pH: 2.40
WT/GAL: 9.57 lbs.
FLASH POINT: NA
FREEZE POINT: ND
SHELF LIFE: 1 year in tightly sealed, unopened container

PREPARATION

Protect people, vehicles, property, plants, metal and all nonmasonry and acid-sensitive surfaces from cleaner, rinse, residue, fumes and wind drift. Protect and/or divert auto and pedestrian traffic.

Surface and Air Temperatures

Cleaning effectiveness is reduced when surface and air temperatures fall below 50°F (10°C). Do not apply at temperatures below 40°F (4°C). If freezing conditions exist prior to application, let masonry thaw.

Equipment

Apply using a synthetic roller, soft-bristled brush or spray applicator. Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15-45° fan spray tip. Heated water (150-180°F; 65-82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure as needed for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

APPLICATION

Before use, read “Preparation” and “Safety Information.”

ALWAYS TEST each type of surface and each type of stain for suitability and desired results before overall application. Test using the following application instructions. Let test dry thoroughly before inspection and approval.

Mixing Instructions – BioKlean™

For 5-gallons of prepared solution, add 3 gallons clean water to a plastic container. Carefully add one gallon BioKlean™ cleaner, followed by one gallon BioKlean™ activator. Stir thoroughly with a nonmetallic tool.

NOTE: Prepared solutions must be used immediately.

Mixing Instructions – Limestone & Masonry Afterwash

To 1 part clean water in a plastic container, carefully add 1 part Limestone & Masonry Afterwash. Never pour water into cleaner.

Application Instructions

1. Working from the bottom to the top, apply prepared BioKlean™ solution to a dry surface.
2. Leave solution on the surface for 5-20 minutes. If solution begins to dry, reapply.
3. Gently scrub heavily soiled areas.
4. Rinse thoroughly with clean water. If using a sponge or string mop to rinse, change rinse water often. Pressure-rinse porous surfaces to remove heavy soiling.
5. Immediately after rinsing BioKlean™ from masonry surface, apply the prepared Limestone & Masonry Afterwash to the wet surface.
6. Let the Afterwash dwell for three to five minutes.
7. Pressure rinse from the bottom of the treated area to the top. Make sure to cover each portion of the masonry surface with a concentrated stream of water. To avoid streaking, keep wall surfaces immediately below area being cleaned running wet and free of cleaner rundown and residues.

Cleanup

Clean tools and equipment using fresh water.

SAFETY INFORMATION

CLEANER

Danger. Poison. Causes severe burns. Harmful or fatal if swallowed. Keep out of reach of children. Read full label for precautionary instructions before use.

Precautionary Measures

Contains: Sodium hydroxide and amine oxide. Harmful if inhaled. Causes severe burns on contact with skin, eyes and mucous membranes. May cause blindness. Do not get in eyes, on skin, or clothing. Avoid breathing and contact with mists. Keep container tightly closed when not dispensing product.

Use only with adequate ventilation. Do not breathe vapors or mist. Ensure fresh air entry during interior application. Exterior applications: shut down air handling units and close windows and doors to protect building occupants. If you notice irritating odor or if air monitoring demonstrates vapor/mist levels are above applicable limits, wear an appropriate, properly fitted, NIOSH approved respirator during handling and application. Wear splash goggles or a face shield, protective clothing, gloves and shoes to prevent splash to eyes and skin. Wash thoroughly after handling. Refer to the MSDS for additional precautionary information.

First Aid

Ingestion: If conscious, give large amounts of milk or water and call a physician, emergency room or poison control center immediately. Do not induce vomiting.

Eye Contact: Rinse eyes thoroughly for 15 minutes while lifting eyelids to assure thorough cleaning. Get immediate medical assistance.

Skin Contact: Remove contaminated clothing and rinse thoroughly for 15 minutes. Get medical attention as needed. Launder contaminated clothing before reuse.

Inhalation: Remove to fresh air. Give artificial respiration if not breathing. Get immediate medical attention.

24-Hour Emergency Information: INFOTRAC at 800-535-5053

Storage and Handling: Must be stored and transported upright with lid tightly in place. Store away from other chemicals, heat and open flames in cool, dry place with adequate ventilation. Do not reuse container or remove the label. Use only well maintained staging and scaffolding that is equipped with steel cable. Use polypropylene ropes and safety lines. Dilution and application equipment should be of polypropylene or polyethylene construction. **If spilled**, follow all precautionary instructions. Keep from drains. Contain, dilute with water, and neutralize with dilute acid. Dispose of contaminated absorbent, container and product in accordance with local, state and federal regulations.

Do not alter, mix other chemicals, or dilute product or use for applications other than specified. Always protect passersby, building occupants, plantings and nonmasonry surfaces from product, vapors and wind drift.

Container Disposal: Hazardous when empty. Follow all precautionary instructions. Triple rinse with water and dispose of in a sanitary landfill (check local restrictions).

ACTIVATOR

Danger. Corrosive/oxidizer. Harmful if swallowed. Keep out of reach of children. Read full label for precautionary instructions before use.

Precautionary Measures

Contains: Hydrogen peroxide. Causes burns to eyes, skin and respiratory system. Do not get in eyes, on skin, or clothing. Avoid contact with mucous membranes. Keep container tightly closed when not dispensing product.

Use only with adequate ventilation. Do not breathe vapors or mist. Contact with metals or organic materials can cause a strong oxidation reaction that increases fire hazard. If you notice irritating odor or if air monitoring demonstrates vapor/mist levels are above applicable limits, wear an appropriate, properly fitted, NIOSH-approved respirator during handling and application. Wear splash goggles or a face shield, protective clothing, gloves and shoes to prevent splash to eyes and skin. Wash thoroughly after handling. Refer to the MSDS for additional precautionary information.

First Aid

Ingestion: If conscious, give large amounts of water and call a physician, emergency room or poison control center immediately. Do not induce vomiting.

Eye Contact: Rinse eyes thoroughly for 15 minutes. Get immediate medical assistance.

Skin Contact: Remove contaminated clothing and rinse thoroughly for 15 minutes. Get medical attention. Launder contaminated clothing before reuse.

Inhalation: Remove to fresh air. Give artificial respiration if not breathing. Get immediate medical attention.

24-Hour Emergency Information: INFOTRAC at 800-535-5053

Storage and Handling: Must be stored and transported upright with lid tightly in place. Store away from other chemicals, heat and open flames in cool, dry place with adequate ventilation. Do not use pressure to empty or use as a dilution or mixing vessel. Do not reuse or remove the label.

If spilled, follow all precautionary instructions. Keep from drains and soil. Contain and dilute with water. Do not use organic media to absorb. Dispose of contaminated absorbent, container and product in accordance with local, state and federal regulations.

Do not alter, dilute, or use product for applications other than specified. Always protect passersby, building occupants, plantings and nonmasonry surfaces from product, vapors and wind drift.

Container Disposal: Hazardous when empty. Follow all precautionary instructions. Rinse with water and dispose of in a sanitary landfill (check local restrictions).

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care - technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the Enviro Klean® representative in your area.