

Cleaning Instructions
Simix – Oxi One All Purpose Cleaner
Formerly called Algae & Mold Remover
As used prior to Application of Simix's Surface Treatments

Mixing Instructions for all Surfaces:

Always start with hot water and then add 4 oz of powder for maximum effectiveness to each Gallon of Water. Stir to dissolve and use immediately for maximum cleaning power. It is most effective if used within 30 minutes of mixing. Mixture is still effective for up to several days but a fresh mix is always best.

Inspection of Surface before applying the Cleaner:

If there is caked on Dirt or Debris, thoroughly rinse off before applying the cleaner so that you achieve maximum penetration and do not waste the cleaner.

Outdoor Concrete Driveways-Walkways-Patios, Pavers and Brick Surfaces:

1. Remove any excess water before applying the Mixed Solution. Ideally the surface should be cool and being damp does not lessen the effectiveness of the cleaner.
2. Using Airless Spray Equipment evenly apply mixed solution to the surface at an approximate rate of 200 sq. ft. per gallon for maximum effectiveness. Make sure that heavily soiled areas, oil stains, tannin stains or areas with algae & mold, apply an excess amount of product on to allow for deep penetration and easier removal.
3. Allow product to work for 15 minutes. Do not allow surface to dry out. Keep Surface Wet by lightly spraying water onto the surface. Do not flood surface as that will cut down the effectiveness of the cleaner. You can't rush Chemistry. Time is your ally not your opponent. Allowing the product to work for the full 15 minutes will cut down on rinsing time, effort and volume of water.
4. Agitate surface with a Brush or Mechanical means approximately 10 minutes after application on difficult spots to assure penetration of the cleaner.
5. If you are working on Concrete that has old oil stains it is recommended that you use a floor scrubbing machine with a concrete brush for the ultimate deep cleaning. If that's not possible than move on to the next step.
6. For best results use a Hot Water Pressure Washer with an appropriate fan tip, Hydro Spinning Head or a water brush attachment to remove and rinse off the area.
7. If difficult stains persist, shake powder directly unto the stains and repeat the process for an additional 15 minutes. Using a Brush or Mechanical means within 5 minutes after applying the powder to dissolve and work the Cleaner into the surface. After an additional 10 minutes repeat the same process. Allow to stand for an additional 5 minutes and then thoroughly rinse using the Hot Water Pressure Washer with the appropriate attachment.
8. Allow surface to visibly dry prior to application of the Simix Surface Treatments.

Carpeting

1. Using appropriate carpet cleaning equipment you can either mix the product and then add into the scrubbing machine with the appropriate carpet brush or mix the product and using some type of pump up sprayer apply the product at a rate of 200 sq. ft. per gallon to the area's to be cleaned. Make sure you have thoroughly wetted out the carpet.
2. On heavily soiled area's it is best to apply with a pump up sprayer and allow to soak for 10 minutes to cut through the heavily soiled areas. If you are not using a scrubbing machine use a carpet rake at least twice during the 15 minute dwell time to work the solution into the carpet.
3. If you are using the scrubbing machine it is important that you make at least 2 passes during a 15 minute period to break down all of the contaminants.
4. Using a carpet extractor with an all fiber acid rinse, make a double pass of shooting down the rinse and sucking it back up for optimum results.
5. If the area is not badly soiled you can cut the cleaner to one scoop for two gallons of water.

Roofs:

1. Using Airless Spray Equipment, evenly apply mixed solution to the surface at an approximate rate of 200 sq. ft. per gallon for maximum effectiveness. Make sure that heavily soiled areas or areas with algae and mold have an excess amount of product on them to allow for deep penetration and easier removal.
2. Allow product to work for 15 minutes. Do not allow surface to dry out. Keep surface wet by lightly spraying water onto the surface. Do not flood surface as that will cut down the effectiveness of the cleaner. You can't rush Chemistry. Allowing the product to work for the full 15 minutes will cut down on your rinsing time, effort and volume of water.
3. For best results use a Hot Water Pressure Washer with an appropriate Fan Tip or a Water Brush Attachment. Avoid coming into close contact with the surface so as to not dislodge the granules on Asphalt Shingles or break the tiles.
4. Allow surface to visibly dry before applying Simix Surface Treatments.

Outdoor Vertical Surfaces Including Stucco, Wood Fencing-Decks-Docks, Brick and Mortar:

1. Using Airless Spray Equipment, evenly apply mixed solution to the surface at an approximate rate of 200 sq. ft. per gallon for maximum effectiveness. Make sure that heavily soiled areas or areas with Algae and Mold have an excess amount of product on them to allow for deep penetration and easier removal.
2. Allow product to work for 15 minutes. Do not allow surface to dry out. Keep surface wet by lightly spraying water onto the surface. You can't rush Chemistry. Allowing the product to work for the full 15 minutes will cut down on your rinsing time and effort.
3. For best results use a Hot Water Pressure Washer with an appropriate Fan Tip for vertical surfaces and a Hydro Scrubbing Attachment for Horizontal Surfaces. Avoid coming into close contact with the surface to avoid damaging the surface.
4. Allow surface to visibly dry before applying Simix Surface Treatments.

Indoor Horizontal Concrete and Terrazzo Surfaces:

1. Using Airless Spray Equipment or Mop and Bucket, evenly apply mixed solution to the surface at an approximate rate of 200 sq. ft. per gallon for maximum effectiveness. Make sure that heavily soiled, oil impregnated areas, laitance or areas with algae and mold have an excess amount of product on them to allow for deep penetration and easier removal.
2. Allow product to work for 15 minutes. Do not allow surface to dry out. Keep surface wet by lightly spraying water onto the surface. Do not flood surface as that will cut down the effectiveness of the cleaner. You can't rush Chemistry. Time is your ally not your opponent. Allowing the product to work for the full 15 minutes will cut down on your rinsing time and effort.
3. Agitate surface with a Floor Machine using an aggressive Black Stripping Pad or a concrete brush approximately 10 minutes after application on difficult spots or laitance to assure penetration and easier removal. Rework area if necessary with the Floor Machine and scrubbing pad to assure that excess laitance is removed to achieve an even clean look.
4. For best results use a Hot Water Pressure Washer with a Hydro Scrubbing Attachment or appropriate Fan Tip to rinse off and remove the contaminants. Steam and Water Extraction equipment is most helpful for fast and efficient cleaning.
5. If difficult stains persist, shake powder directly onto stubborn stains and repeat the process for an additional 15 minutes. Using the Floor Machine with the Black Stripping Pad within 5 minutes after applying the powder to dissolve and work the Cleaner into the surface will help to speed up the process. After an additional 10 minutes repeat the same process and thoroughly rinse.
6. Allow surface to visibly dry prior to application of the Simix Surface Treatment.