



Commercial Carpet Cleaning

Routine Maintenance – All Fiber and Soiling Condition Types

1 Thorough Periodic Vacuuming - Thoroughly vacuum all areas of the building based on frequency recommended by the traffic and profile of the area. Use a commercial two motor upright vacuum with long, slow, overlapping patterns. It is also recommended that all carpets be thoroughly vacuumed prior to any appearance retention cleaning or restorative deep extraction cleaning. Vacuuming is the most efficient way to remove dry, particulate soiling from carpeting.



2 Quick Follow-Up on Spots and Spills - Develop a spill response program for urgent follow up to any reported spots or spills on the carpeting. Also check for any new spots or spills during vacuuming procedures. Use appropriate solutions and procedures matched to the spilled material. Most spots and spills can be removed with **Spotmaster Pro XP** if dealt with in an efficient time frame. Equip your facility and responders with a complete selection of **HydraMaster Spot and Stain** removal solutions.



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Commercial Carpet Cleaning

Appearance Maintenance Cleaning (Interim Cleaning) Low Moisture Encapsulation Procedures

- 1** Pre-vacuuming of all areas to be cleaned is recommended prior to beginning cleaning procedures.



- 2** Mix one part **ZipDri Encap TS** with 32 parts hot water into a pump-up, electric, or battery powered pressure sprayer. For heavily soiling, mix one part solution with 16 parts water.



- 3** For carpets exposed to high levels of oil based soiling, ice melt compounds, oxidized oils or for general traffic lane discoloration or hazing (usually yellow), add two ounces of **Hydra Boost CT** to your each mixed gallon of **Zip-Dri Encap TS**.

- 4** Apply the ready-to-use solution as a mist in a consistent, overlapping pattern. Use more solution in heavily soiled areas.



- 5** Agitate the solution into the carpet with a counter rotating cylindrical brush machine, triple planetary rotary brush machine, oscillating or orbital agitation machine, or rotary shampoo brush.



- 6** Allow the solution to completely dry. To accelerate drying, consider the use of an axial, centrifugal, or downdraft air mover.



- 7** Vacuum the carpet thoroughly after the carpet dries or at the next scheduled interval.





Commercial Carpet Cleaning

Appearance Maintenance Cleaning (Interim Cleaning) Bonnet Cleaning — Immersion Method

- 1** Pre-vacuuming of all areas to be cleaned is recommended prior to beginning cleaning procedures.



- 2** Mix **ZipDri Encap TS** according to directions into a pump-up, electric, or battery powered pressure sprayer.



- 3** Fill one standard mop bucket with two gallons of hot water. Add 32 ounces of **ZipDri Encap TS Bonnet Cleaner**.



- 4** Fill second standard mop bucket with 2 gallons of hot water. This bucket will be used to rinse out bonnets as needed.



- 5** Start at a point farthest from the door of the room you are cleaning, and spray solution from sprayer in even, overlapping pattern across the entire area to be cleaned.



- 6** Submerge your bonnet of choice into the mop bucket containing the bonnet cleaning solution. Wring bonnet out with mop wringer.

- 7** Place bonnet under driving pad of low speed (175 rpm) rotary floor machine, moving machine fairly rapidly from left to right across the area that was presprayed.



- 8** Turn bonnet pad over as the pad becomes soiled or when it stops absorbing soil.



- 9** Rinse off dirty bonnet in the mop bucket containing the clean water. Wring pad as dry as possible.

Continued...



Commercial Carpet Cleaning

Appearance Maintenance Cleaning (Interim Cleaning)

Bonnet Cleaning — Immersion Method

10 Switch to new bonnet as needed and continue process

11 To speed dry the carpet, buff with clean dry bonnets, turning and changing the bonnet often.



12 For faster drying, especially in humid environments, consider the use of an axial, centrifugal, or downdraft air mover after cleaning.



13 Vacuum the carpet thoroughly after the carpet dries or at the next scheduled interval.



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Commercial Carpet Cleaning

Appearance Maintenance Cleaning (Interim Cleaning)

Bonnet Cleaning — Spray-On Method

- 1** Pre-vacuuming of all areas to be cleaned is recommended prior to beginning cleaning procedures.



- 2** Mix **ZipDri Encap TS** according to directions into a pump-up, electric, or battery powered pressure sprayer.



- 3** Start at a point farthest from the door of the room you are cleaning, and spray solution from sprayer in even, overlapping pattern across the entire area to be cleaned.



- 4** Spray mixed bonnet cleaning solution lightly onto the bonnet.

- 5** Place bonnet under driving pad of low speed (175 rpm) rotary floor machine, moving machine fairly rapidly from left to right across the area that was presprayed.



- 6** Turn bonnet pad over as the pad becomes soiled or when it stops absorbing soil.



- 7** Rinse off dirty bonnet in the mop bucket containing the clean water. Wring pad as dry as possible.

- 8** Switch to new bonnet as needed and continue process.

Continued...



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Commercial Carpet Cleaning

Appearance Maintenance Cleaning (Interim Cleaning)
Bonnet Cleaning — Spray-On Method (continued)

9 To speed dry the carpet, buff with clean dry bonnets, turning and changing the bonnet often.

10 For faster drying, especially in humid environments, consider the use of an axial, centrifugal, or downdraft air mover after cleaning.



11 Vacuum the carpet thoroughly after it dries or at the next scheduled interval.





Commercial Carpet Cleaning

Appearance Maintenance Cleaning (Interim Cleaning) Surface Hot Water Extraction Procedures

1 Pre-vacuuming of all areas to be cleaned is recommended prior to beginning cleaning procedures.



2 Use equipment according to manufacturer's directions.



3 Mix 4 ounces of **Hydra Clean** with 5 gallons of hot water in your walk-behind, self-contained, or ride-on extractor.



4 Make slow overlapping passes across the area of the carpet to be cleaned in accordance with the directions from your equipment manufacturer.



5 Take special precaution not to overwet the carpet or extend drying times. If cleaning results are not satisfactory, it is either time to restoratively clean the carpet or increase appearance maintenance cleaning frequency.

6 For faster drying, especially in humid environments, consider the use of an axial, centrifugal, or downdraft air mover after cleaning.



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Commercial Carpet Cleaning

Restorative Maintenance (Deep Cleaning) Basic Procedures

- 1** Pre-vacuuming of all areas to be cleaned is recommended prior to beginning cleaning procedures.



- 2** Always pre-test all cleaning solutions in an inconspicuous area for colorfastness prior to application.

- 3** Select the right prespray/preconditioner/traffic lane cleaner based on fiber content, traffic and soiling conditions, and cleaning frequency.

- 4** For increased efficiency, apply presprays/preconditioners/traffic lane cleaners with injection sprayer to take advantage of solution pressure and heat created by your high performance portable extractor or truckmount. You can also use a “pump-up” pressure sprayer, or electric or battery powered sprayer. Apply in even overlapping patterns.



- 5** For faster cleaning and thorough distribution and agitation of presprays/preconditioners/traffic lane cleaners, consider using mechanical or manual carpet grooming or brushing tool.



- 6** As a general rule, set your solution flow meter on your truckmount or auto-fill portable extractor to the 2-3 gph setting with your carpet extraction detergent or neutralizing acid rinse



Continued...



Commercial Carpet Cleaning

Restorative Maintenance (Deep Cleaning) Basic Procedures (continued)

7 For faster cleaning, reduced fatigue, and more effective soil removal, extract with the **RX-20 Rotary Extraction Tool**. In furniture dense environments use the **Evolution cleaning wand**.



8 It is recommended that you apply **HydraMaster Complete Guard Carpet & Fabric Protector** to all carpets (nylon, olefin, polyester, triextra, and wool) a minimum of after every third extraction cleaning or once every 18-36 months, whichever comes first. Higher traffic and soiling conditions may require more frequent application.

9 For faster drying, especially in humid environments, consider the use of an axial, centrifugal, or downdraft air mover after cleaning.





Commercial Carpet Cleaning

Restorative Maintenance (Deep Cleaning)
For Medium to Heavy Soiling

1 Prespray with 1 part **Quake** or **Quake HD** with 16 parts hot water. Also consider using **MAXXTREME** Prespray mixed 2 oz to a gallon of water.



2 Extract with **Hydra-Clean**. In a portable extractor (box, walk-behind, self-contained, ride-on), mix 2 ounces with 5 gallons of hot water. For truckmount, mix a quart of solution with 5 gallons of hot water.



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Commercial Carpet Cleaning

For carpets exposed to extreme soiling, or that have high amounts of grease & oil based soiling

- 1** Prespray with 1 part **Quake** or **Quake HD** with 16 parts hot water. Add two ounces of **GreaseBreaker** to each mixed gallon of prespray. Also consider **MAXXTREME** mixed 2 oz to a gallon of water.



- 2** Extract with **Hydra-Clean**. In a portable extractor (box, walk-behind, self-contained, ride-on), mix two ounces with five gallons of hot water. For truckmount, mix a quart of solution with five gallons of hot water.



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Commercial Carpet Cleaning

For olefin (polypropylene) or triexta carpets

1 Prespray with 1 part **Poly Break** mixed with 32 parts hot water. For extreme soiling mix 1 part solution with 24 parts hot water. If “green” cleaning solutions are required, prespray with 1 part **Release with Oxybreak** mixed with 16 parts water.



2 If the carpet has been exposed to high levels of oil based soiling, ice melt compounds, oxidized oils or for general traffic lane discoloration or hazing (usually yellow), add 2 ounces of **Hydra-Boost CT** to your mixed gallon of prespray.

3 For normal soiling, extract with **ClearWater Rinse**. For portable extraction, mix 2 ounces of solution with 5 gallons of water. For truckmount extraction, mix 1 quart of solution with 5 gallons of water. For heavier soiling, extract with **Hydra-Clean**. For portable extraction, mix 2 ounces of solution with 5 gallons of water. For truckmount extraction, mix 1 quart of solution with 5 gallons of water.



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Commercial Carpet Cleaning

Restaurant Carpet – heavily soiled with high level content of grease & oil based soiling

1 Prespray with 1-2 ounces of **Soil Break** or **Blitz** with **GreaseBreaker** or **Maxxtreme** mixed with 1 gallon of hot water.



2 Extract with **Hydra-Clean**. In a portable extractor (box, walk-behind, self-contained, ride-on), mix 2 ounces with 5 gallons of hot water. For truckmount, mix a quart of solution with 5 gallons of hot water.



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Commercial Carpet Cleaning

Commercial Wool Carpet

1 Prespray with 1 part **FastBreak** or **FastBreak HD** mixed with 32 parts hot water.



2 For normal soiling, extract with **ClearWater Rinse**. For portable extraction, mix 2 ounces of solution with 5 gallons of water. For truckmount extraction, mix 1 quart of solution with 5 gallons of water. For heavier soiling, extract with **HydraClean**. For portable extraction, mix 2 ounces of solution with 5 gallons of water. For truckmount extraction, mix 1 quart of solution with 5 gallons of water.



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Commercial Carpet Cleaning

If the carpets require the use of “green” cleaning products

1 Prespray with 1 part **Release with OxyBreak** mixed with 16 parts water



2 Extract with **RinseFree with OxyBreak**. For portable extraction, mix 2 ounces of solution with 5 gallons of water. For truckmount extraction, mix 1 quart of solution with 5 gallons of water.



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