

# Building Service

## Odor Control Problems & Solutions Guide



## PROBLEM

# Public Restrooms



**Hard Surfaces** - Mop with Oxy-Force® for general cleaning or add Nilium™ to your favorite cleaners and disinfectants for odor control. Mop with Grout HD to revitalize flooring and grout lines.

**Urine Odors** - Single source removal with Bio-Enzymatic URINE Digester around the urinals, toilets, flooring, etc., will break down, digest and remove odor causing bacteria. Great on carpet stains.

**Urinals / Toilets** - Replace ULTRA AIR™ urinal screens, screens with blocks or toilet bowl clips every 30 days to help eliminate odors and help keep drain lines clear and free flowing. For extra floor protection use Urinal and Commode guards to help prevent slipping and urine build up.

**Drain Odors** - Pour Bio-Enzymatic URINE Digester into drain lines to keep odor and clog free. For drain flies pour ZymeCLING, a thick, clinging bio-enzymatic formula, in the drains to help remove hard to reach organic matter (food source of the drain fly) from piping walls. Also, will help eliminate odors and improve drain flow.

**Air Freshening** - Nilotron™ standard or MICRO metered aerosols and dispenser will provide around the clock fragrance and odor protection. You can also use a passive system. Our ULTRA AIR™ Clips, Hangers or Room Freshener is an effective option.



**General** - For mopping/hard surface cleaning add Nilium™ to your favorite cleaners and disinfectants for odor control. Spray Natural Touch™ Fabric Refresher on carpeting and draperies to eliminate lobby and hallway odors, or sprinkle Nilofresh™ Rug & Room Deodorizer on carpeting to eliminate carpet odors. For vacuum odors, add one Vac Disc to the vacuum.

**Carpeted Hallways & Entrance Areas** - Eliminate traffic pattern lanes and improve carpet appearance with the Certified Pile Lifter.

**Natural Stone & High Gloss Floors** - Mop with Microfiber Floor Cleaner on all high gloss floors to help eliminate streaking and hazing.

**Grout Cleaning** - To revitalize grout use and clean tile use Grout HD.

**Stainless Steel Cleaning** - Wipe down all stainless steel and brass with our ECOLOGO approved SBN Stainless Steel Cleaner & Polish.

**Air Freshening** - Nilotron™ standard or MICRO metered aerosols and dispenser. Spray Natural Touch™ Fabric Refresher on carpeting, furniture and partitions to eliminate room odors. For large area deodorizing use OdorLock Full Release FOGGER.

**Drain Odors** - Pour ZymeCLING into drain lines to keep odor and clog free. For drain flies pour ZymeCLING, a thick, clinging bio-enzymatic formula, in the drains to help remove hard to reach organic matter (food source of the drain fly) from piping walls. Also, will help eliminate odors and improve drain flow.



**Carpeted Offices, Hallways & Lobby Areas** - Spot remove all problem areas once a day with the Spot & Stain Rescue Kit or one of the FAB Specialty Spotters before the stain becomes larger. Pile Brush entrance mats and heavy traffic areas at least once a week to help with the carpet appearance.

Eliminate unwanted odors by sprinkling Nilofresh™ on carpeting before vacuuming. For general odor control, add one Vac Disc to the top of your vacuum filter system.

**Carpet Cleaning** - Always Pile Brush carpeting before cleaning. Shampoo or Extract all carpeted areas with Certified's Encapsulating Shampoo or Extraction Cleaners. For lighter carpeted areas or less soiled carpets, use Certified's Encapsulating After Rinse. For heavy buildup pre-spray carpet with Encapsulating Pre-Spray before cleaning.

## PROBLEM

# General Cleaning Areas



## PROBLEM

# Carpet Care -

Resoiling of Carpet & High Maintenance Costs-



*Most carpet care managers use a very basic philosophy,  
"When it looks dirty, get it cleaned".*

**By using encapsulating cleaners you can reduce cleaning frequency  
and labor costs by up to 50% without sacrificing cleanliness!**

## PROBLEM

# Carpet Maintenance - The right carpet maintenance program for you



## SPOTTING



Carpets should be vacuumed and spotted on a daily basis for both health and appearance reasons. Outside mats should have at least 5 steps before entering the building, and at least 5 steps after entering the building.

### Daily & Weekly Procedures:

- Walk-Off Mats
- Vacuuming
- Spotting
- Pile Lifting

### Simple Spot Removal Procedures:

- Identify the stain and which product to use.
  - Pretest for color fastness in the fiber.
  - Sparingly apply clean water and blot.
  - Apply the correct spotter to the stain and tamp or blot.
  - Rinse with clean water and blot.
  - Repeat if necessary.
- Do not apply water to ink stains.

## INTERIM



Interim cleaning is established to maintain the clean, healthy state of the carpet. High production, low moisture with rapid drying removes soil from top 1/3 of fiber on a regular basis without taking the carpet out of service for any length of time.

### Dry Powder Method

### Dry Foam Method

### Absorbent Pad

(Spin Pad / Bonnet)

### Low Moisture

(Spin Pad / Bonnet)

## INTERIM CLEANING

### Advantages -

- Fast drying, less downtime
- Less water consumption
- Lower chance of stain wicking
- Easy to Use

### Disadvantage -

Only cleans the top 1/3 of the fiber allowing for fast resoiling, unlike hot water extraction.

## RESTORATIVE



Restorative cleaning is established to remove higher levels of soil. This process will add more moisture and slow drying times to the fibers, but the end result will be a cleaner, healthier carpet.

With restorative cleaning, you should reapply protectants to the carpet.

### Shampooing

(Spin Pad / Bonnet)

### Hot Water Extraction

### Pre-Sprays

## RESTORATIVE CLEANING

### Advantages -

- Deep cleaning to the base of the fiber.

### Disadvantages -

- Longer dry times
- Requires higher level training

## Carpet Maintenance -Dry Extraction Cleaning



### How will the Certified® Pile Brush help you?

- Improve **indoor air quality** throughout the facility
- Enhance performance of cleaning chemicals
- Restore breathability back into the carpet
- Remove deeply embedded soil in your carpet
- Extend the life of your carpet
- Groom the nap

Shaw Industries, one of the leading manufacturers of carpet, says, "Using a pile lifter in traffic lanes just prior to cleaning will remove the deeply embedded soil and open up the pile so the hot water extraction can be more effective. After using a pile lifter, the final step...will be less difficult."



### Where do I use the Certified® Pile Brush?

- Traffic lanes
- Heavy pivot areas
- Hallways
- Offices
- Building entrances
- Vending machine areas
- Elevators/Escalators

### When do I use the Certified® Pile Brush?

- Always the first step in restorative cleaning.
- Minimum of once a week. More frequently with heavy foot traffic.
- Before any carpet cleaning process.

## PROBLEM

# Building Exterior -



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**Graffiti** - Use GRAFFITI Remover to break down and remove unwanted marker and painted graffiti from walls, trash cans, etc.

**Trash Area & Parking Lots** - Spray trash chutes and containers with Chute & Dumpster Wash to help reduce odors and clean organic build up in and around trash area. For large or enclosed trash areas and elevator shafts with odor issues use the superSOCK.

**Parking Lots** - Reduce dirt build up and odors around the parking lot areas and building entrance by using Chute & Dumpster Wash.



## Restrooms



### Single Scent Solution



#### Nilium® Water Soluble Odor Neutralizer

**Applications:** Mopping - 1 oz. to 1 gal. of cleaning/disinfecting solution. Carpet Extractors - 1/2 oz. to 1 gal. of carpet cleaning solution. Air Freshener - 2-4 oz. to 1 qt. of water and mist into air, spray around restroom fixtures. Safe to use with cleaners, disinfectants - anything water soluble.



#### Bio-Enzymatic URINE Digester

**Applications:** Spray, mop or pour product on effected area, allow to air dry. Cleaner & Deodorizer - Spray in and around toilets and urinals, allow to air dry. Pour in restroom drains.

•Breaks down and digests organic stains and odors such as vomit, urine, feces.

#### ULTRA AIR™ Deodorizers

- Screens
- Air Fresheners
- Clips
- Room Fresheners
- Heavy fragrance
- Great Alternative to Para
- Environmentally friendly



#### PULSE Universal Fan Dispenser

Battery operated fan dispenser provides a consistent level of air freshening. Adjustable tray for multiple deodorizing refill options. On/Off switch, and a blue pulse light when fan is running. Available in White or Black



#### Nilotron® MICRO & Designer Aerosol Dispenser

These battery-operated dispensers provide continuous 24 hour odor control. Dispenser features- 7.5-15-30 minute settings, daylight & 24 hour settings, On/Off switch, aerosol and battery indicator lights.

#### Nilotron® 2.2 or 7 oz. MICRO & Metered Refills

Refills fit into the Nilotron dispenser and contain a refreshing fragrance.



#### OdorLock® 3 oz. Full Release or Hand Held Aerosol

Use OdorLock as a full release or hand held aerosol to permanently eliminate severe odors.

## GREEN CLEANING



#### BioBREAK Multi-Purpose Digester

Multi-purpose deodorizer with advanced bacteria strains and odor counteractant to eliminate odors at their source. Great for deodorizing a wide variety of surfaces, including hard surfaces, carpeting and drains. May be used in combination with most carpet care cleaning chemicals. Eliminates odors deep in carpets.

## General Cleaning



#### OXY-Force® All-Purpose "GREEN CLEANER"

Hydrogen peroxide based all-purpose cleaner can be used in almost any setting, from windows, stainless steel and restrooms, to grout, carpet spotting and degreasing.

This product meets Green Seal's environmental standard for industrial and institutional cleaners based on its reduced human and aquatic toxicity and reduced smog production potential.



#### Multi-Purpose Floor Cleaner

Multi-Purpose Floor Cleaner is a neutral, concentrated floor cleaner, formulated for today's microfiber mop technology. Multi-Purpose Floor Cleaner eliminates hazing and streaking on all hard floors.



#### GROUT HD

Grout HD penetrates and quickly removes ground in grime from tile, grout lines, and natural stone, leaving behind a bright and revitalized surface.



#### Stainless Steel Cleaner

Use Stainless Steel Cleaner to remove grease, grime and smudges from stainless steel, chrome, brass, etc... leaving a clean, shiny, streak-free protected surface



- ECOLOGO approved
- No oily residual
- Contains no petroleum distillates



#### Natural Touch®-Fabric Refresher

Spray on carpeting and furniture to help remove odors. Safe to use on any water safe fabric.



#### Nilofresh® Rug & Room Deodorizer

A non abrasive powdered rug and room deodorizer. Safe for all vacuum cleaners and carpeting.

## Drain Flies & Odors



#### ZymeCLING Multi-Purpose GEL

- Great drain fly treatment
- Removes hard to reach organic matter from drain lines
- Clings to the insides of drains and pipes
- Helps eliminate odors and improves drain flow

## Trash & Building Exterior



#### Nilodew® Deodorizing Granules

A clay based granular deodorizer that contains Citronella oil and an odor neutralizer to fight odors. Used to control odors in dumpsters, compactors, ashtrays, waste baskets, etc., for up to seven days.



#### Chute & Dumpster WASH® Cleaner

All-purpose cleaner and odor neutralizer.



#### superSOCK-Industrial Strength Deodorizer

Holds a powerful concentrated deodorizer. Each SOCK will provide deodorization for 30 to 45 days. Designed to deodorize odors in elevator shafts, dumpster areas, garbage collection areas or anywhere that strong undesirable odors are present.

#### FAB Specialty Spotters

**Graffiti Remover** - Paints and Marker  
**GOO-Dini** - Adhesive, Stickers

## Carpet Care



#### Encapsulating EXTRACTION Cleaner

Used with any type of carpet extraction equipment. Provides one pass cleaning and eliminates the need for rinsing. Extraction Cleaner is compatible with high heat equipment.



#### Encapsulating AFTER RINSE

After Rinse encapsulating fabric rinse will remove any remaining residue, help prevent browning or yellowing and leave the fabric with a soft feel. Ideal for most carpets and is especially recommended for oriental and all white or pastel colored synthetic carpets.



#### Encapsulating SHAMPOO/SPIN

A fast acting, quick drying Shampoo/Spin cleaner that will bind with the soil, which is then removed through daily vacuuming.



#### Encapsulating PRE-SPRAY Treatment

A perfect pre-spray for heavily soiled traffic areas. Breaks down tough grease and dirt. For high powered cleaning, use in conjunction with Certified's Extraction Cleaner.



#### Encapsulating All-Purpose SPOTTER

Encapsulating Carpet Spotter is an ideal, all-purpose spotter that breaks down a wide range of spots and stains. Remove the spot one time and forget it!



#### FAB Specialty Spotters

**the MAXX** - All-Purpose  
**INK Remover** - Inks and Marker  
**Graffiti Remover** - Paints and Marker  
**Ooo-Dini** - Adhesive, Stickers  
**RED-OUT** - Wine and Kool-Aide®

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