



## **U.S. Products Cleaning Equipment Tip of the Month: *Clean, Disinfect, and Remove Waste Water From Hard Surface Floors In One Step***

Maintaining a high level of appearance and sanitation on heavily used floor areas can be a daunting task. Cleaning professionals are challenged by a combination of porous tile and grout, problems associated with moisture, “walk-in” soils, and contaminants—all of which have the potential to leave lasting damage on a hard floor’s surface.

The conventional way to maintain these floors—mopping with string or flat mops—usually only exacerbates the problem. This is because mop water becomes contaminated as soon as the mopping process begins, regardless of the mopping bucket system used—single, dual, or separate buckets.

Mopping with soiled mop water causes the floor to become stained. Bacteria can develop, causing malodor, and grout areas may discolor as the dirty water becomes embedded in the tile and grout.

Still, some building service contractors (BSCs) believe these problems have been solved because more effective floor sealants have been developed. However, even the best sealants start to break down relatively quickly, and as this happens, soiling, discoloring, and odors develop.

When this happens, BSCs often turn to powerful, but potentially harmful, acids and other chemicals to clean the tile and grout. Rotary buffers are called in to strip and remove soils. However, rotary buffers are often not effective at deep-cleaning grout, and the entire cleaning process can affect worker productivity and morale, as well as indoor air quality by releasing potentially harmful toxins into the air.

### **One Step Cleaning System Improves Productivity**

Fortunately, new technologies have been developed that effectively deep-clean tile and grout, stone, and other hard surface floors in a single, “one step” process. The technology is found in the new [Torrent 1200 PSI Industrial Hard Floor Cleaner](#) and the [King Cobra 1200 PRO](#) from U.S. Products.

In one application, both of these machines use adjustable high-pressure water—up to 1,200 psi and 2.2 gallons per minute—to loosen and remove soils and contaminants from porous tile and grout lines, which is immediately removed through continuous extraction. In addition, both the [King Cobra 1200 PRO](#) and [Torrent](#) are dual surface machines—they can be used to clean hard-surface floors and carpets—a real cost savings because facilities do not have to purchase separate machines for hard floor and carpet care. The [1200 PRO](#) also includes adjustable 150 to 500 psi and U.S. Products’ state-of-the-art heating system, which instantly heats water/solution to 212 degrees Fahrenheit for superior carpet extraction.



Attached directly to a water source, these machines also have auto-fill and -dump capabilities, which significantly improve productivity. The [Torrent](#) stands upright for easy maneuverability and the [1200 PRO](#) has a built-in hose reel for easy transport by one person. Both machines use powerful three stage vacuums to immediately remove soiled water, leaving floors cleaner and dryer than other methods of hard surface cleaning.

### **Pressure Cleaning: How It Works**

When cleaning floors with high-pressure machines such as the [Torrent](#) and [King Cobra 1200 PRO](#), three elements are involved: cleaning solution, pressure and continuous water flow, and vacuum extraction. These three components work together to effectively clean the floor. Here are the roles each component plays:

1. The chemical solution helps dissolve soils and contaminants so they can be effectively removed from the floor surface and grout areas.
2. The continuous water flow at high pressure is powerful enough to penetrate the porous, soil-ridden tile and grout areas so contaminants can be loosened for removal.
3. Continuous vacuum extraction removes water and contaminants leaving the floor clean, disinfected, and nearly dry.



Essentially, the high-pressure cleaning process breaks the bond between the soil and the floor surface. Soils are extracted and floors are thoroughly cleaned and sanitized.

### Worth the Expense?

Some BSCs might wonder if it is worth the expense. After all, mops and buckets are cheap—even if they are not very effective.

However, cleaning hard surface floors with the [Torrent](#) or [1200 PRO](#) is not only more effective, but work is completed in less time than when using conventional mopping systems and scrubbers. Labor savings are cost savings in the cleaning industry.

In addition to improved worker productivity, worker morale is also bolstered, resulting in enhanced worker performance. The indoor environment is protected—a priceless benefit—because both machines use minimal chemical amounts.



With pressure-cleaning machines such as the [Torrent](#) and [King Cobra 1200 PRO](#), gone are the days when dirty mops increase cross-contamination levels and ineffective buffers just “spin their wheels.” In a highly competitive industry such as ours, cleaning equipment that can reduce labor costs, improve productivity, and more effectively clean a hard-surface floor compared to conventional cleaning methods is equipment worth considering.