

MAXIM FACILITY+™



Commercial cleaning and disinfecting products tend to be harsh. They can stain and corrode surfaces and often contain strong odors that users and guests alike find offensive. The market needs a single product that can both clean and disinfect surfaces safely, effectively, and at an affordable price.

Facility+ is a versatile and economical hydrogen peroxide-based cleaning and disinfecting product. It can clean a variety of surfaces, including hard, non-porous floors, glass, fabric, and carpets. Facility+ can do it all— and without noxious fumes. It also dramatically reduces training time for cleaning personnel, which adds to its already incredible economic value.

To use Facility+, two ounces of the product is diluted per gallon of water. Next, it's applied on a surface to clean and disinfect the area. Users then leave the surface to dry, with no need to rinse.

Can One Product Clean & Disinfect Safely and Economically?

In today's market, there are a plethora of commercial cleaning products and disinfectants for a variety of uses and facilities. Hospitals, nursing homes, schools, restaurants, hotels, retailers, and more rely on myriad products to maintain safe and clean environments. But using commercial cleaners and disinfectants, especially on a long-term basis, comes with some unwanted drawbacks.

These disadvantages stem from the chemical compositions of these cleaners. The typical active ingredients in these products are quaternary ammonium chloride compounds (QUAT or QAC), phenols, and sodium hypochlorite (also known as bleach). Each type of active ingredient has its advantages and disadvantages, but none can do the complete job of safely and affordably cleaning and disinfecting surfaces.

Quat-Based Cleaners

Quats are used in a variety of cleaning products including all-purpose cleaners, disinfectant wipes and sprays, and other kinds of antimicrobial cleaners. The problems with quat-based cleaners are numerous:

- 1 The cleaning and disinfecting effectiveness is not as high as others. The Center for Disease Control (CDC) states that for clinical lab and microbiological settings, QACs have the lowest effectiveness for all disinfectants.
- 2 Quats are toxic and corrosive. Quats can cause a host of issues, such as asthma or work-related asthma, contact dermatitis (a red and itchy rash due to an allergic reaction), and injuries to the eyes, mucous membranes, gastrointestinal system, and mouth.

- ③ Quats are not recommended for surfaces and environments where there is no elevated risk of infection. Due to the lack of cleaning effectiveness, as well as the toxicity of this chemical compound, Quats have a limited use. Typically, they should only be used on environmental surfaces and on items that do not come in contact with mucous membranes.
- ④ Quats have wastewater challenges. Quats remain not only on cleaned surfaces, but also in wastewater. Quats are very stable and have a long 'biocidal' effect. Because they don't break down like peroxide-based disinfectants they remain in wastewater and kill the beneficial bacteria in septic tanks and wastewater treatment plants.

Additionally, California is considering banning Quats, so the market needs another kind of cleaner and disinfectant that can be safely and legally used.

Phenols

Phenolic solutions are not effective cleaners; they are disinfectants found in numerous consumer products including air fresheners, aspirin, all-purpose cleaners, insecticides, mouthwash, furniture polish, hand lotions, and more. Phenolic solutions are most often used in places such as hospitals, laboratories, or any environment where pathogens need to be eliminated.

Although phenols are ubiquitous and inexpensive, they are also toxic. Some people

may be hypersensitive to the compound, which can cause severe toxicity to organs such as the heart, lungs, and kidneys— and can even cause death. Some evidence shows that phenols are also mutagenic and are thus a reproductive hazard. Exposure to phenols is typically through the skin, where it can cause chemical burns due to its highly corrosive nature.

When phenols are heated, they can create flammable, explosive, and toxic vapors. Disposing of phenols must be done carefully, as they are considered hazardous waste. They cannot interact with chlorine without the possibility of a violent reaction occurring.

Sodium Hypochlorite (Bleach)

Probably the most well-known cleaner and disinfectant is sodium hypochlorite, better known as bleach. Just like phenols, it is an

affordable disinfectant. As a strong oxidizer, it also is effective for whitening materials. But

also just like phenols, bleach is highly toxic. Due to its chlorine-based nature, it is highly reactive (e.g., combining with ammonia can cause noxious fumes) and corrosive on skin and surfaces. That same whitening power can also cause materials to fade or stain colored fabrics or carpet.

None of the three chemical profiles are effective multi-purpose cleaners. This means users have to purchase multiple products for several surfaces and materials, which can be costly in terms of both time and money.

Many commercial cleaners
and disinfectants come
with unwanted drawbacks

Facility+: The Solution for Cleaning and Disinfecting

From Midlab, comes a new one-step commercial product that effectively cleans and disinfects several kinds of surfaces, including non-porous ones, with no harsh smells or user difficulties: Facility+.

This EPA-approved cleaner is also a powerful, broad spectrum disinfectant. Upon use, it kills a host of bacteria and viruses including MRSA, influenza (flu virus) norovirus, and rhinovirus.

Instead of using harsh chemicals that are chlorine-based, Facility+ uses the power of hydrogen peroxide, making it a highly versatile cleaning product. It can be used in bathrooms, on glass and mirrors— even on carpet.

Facility+'s cleaning and disinfecting efficacy is potent. With using just two ounces per gallon of water (a 1:64 ratio), Facility+ can kill a wide number of pathogens and germs on hard,

non-porous surfaces. It can brighten soft metal without the downsides of chloride corrosion of pitting. There's no need to rinse Facility+ off afterward.

Facility+ has strong oxidizing properties without the fumes of bleach or the potential release of poisonous chlorine gas. It also doesn't bind on cotton or microfiber cloths as Quats do.

Due to its versatility, there's no need to buy multiple products with Facility+. Cleaning and disinfecting happen simultaneously and in one easy step. Processes can be streamlined, SKUs can be eliminated, and multiple surfaces can be cleaned and disinfected— all for an economical price. Competitive products may perform like Facility+, but at a higher cost, or can effectively clean, but can't simultaneously disinfect.

The Potential Impact of Facility+

Facility+ has the potential to dramatically impact any industry that needs commercial cleaning and disinfecting products. Facility+ is one product for any cleaning and disinfecting required in a facility, so there is no need to train on multiple products for daily cleaning and disinfecting tasks. This is especially important for Building Service Contractors (BSC) who encounter high turnover with staff. Training and management can be made easier with Facility+.

Cleaning personnel can use just one product for multiple applications, all without harsh or offensive odors, and training new hires becomes a breeze.

Other industries who can be impacted by using Facility+ include:

Schools face the challenge of absenteeism due to illness, which can impact school test scores and funding. Facility+ kills norovirus, rhinovirus, MRSA, and other communicable diseases that can plague students.

Retailers can clean and disinfect restrooms, floors, shopping carts, kitchen areas, and other key areas and materials— all with one product.

Hospitality businesses, such as hotels and restaurants, need to disinfect and clean showers, sinks, mirrors, toilets, countertops, floors, and more. There will be far fewer products needed for such tasks with Facility+.

Safety coordinators can implement a product without the risk of chlorine gas developing. With Facility+, cleaning personnel won't encounter the injuries due to inhalation risks associated with chlorine-based disinfectants.

Purchasing personnel can now purchase one product which can be applied in multiple applications and settings.

Conclusion

In the landscape of commercial cleaners and disinfectants, some products can clean but not disinfect. Other products can disinfect, but are not effective cleaners. Most products end up being toxic and harmful to use. Only Facility+ can both clean and disinfect hard, non-porous surfaces, while killing many kinds of pathogens— all without a hefty price tag and the threat of chlorine gas and other harmful fumes. The future of cleaning and disinfecting is here. Request a free sample to see how Facility+ can brighten up and clean your business.



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