

Keeping Roofs Clean Since 2004

CLEAN – PROTECT – MAINTAIN – ALL ROOF SURFACES

OxiOne®

ALL PURPOSE CLEANER



Hypoluxo, FL

OxiOne® All Purpose Cleaner is a high-strength, environmentally safe, cleaner that removes algae, mold, bacteria and viruses. Deep cleans and removes airborne hydrocarbons, dirt & debris, grease, oil, and tannin stains.



Why clean your roof with OxiOne®?

- Algae, mold & airborne contaminants shortens the life of roofing surfaces and raises surface temperature
- OxiOne® does not contain bleach, TSP or other chemicals that destroy roofing surfaces and are harmful to the environment

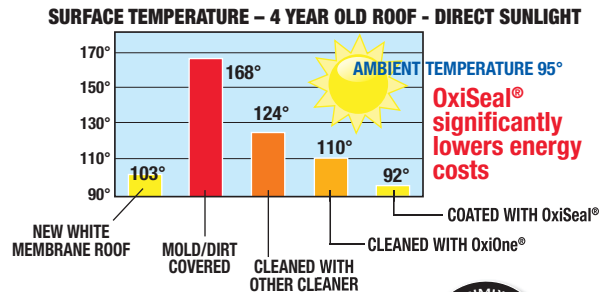
OxiSeal®

SINGLE-PLY ROOF TREATMENT

NON-FILM FORMING – ALLOWS SURFACES TO BREATHE

Why protect your roof with OxiSeal®?

- Prevents the growth of bacteria, viruses, algae and mold
- Contains (TiO₂) a UV inhibitor that extends the life of the roof system by blocking UV rays
- Stops migration of plasticizers, extending roof life
- Exceeds original reflectivity and emissivity numbers
- Virtually eliminates routine cleaning



POLLUTANT REDUCING TECHNOLOGY

A SIMIX® EXCLUSIVE
BREAKS DOWN
SMOG - ROAD GRIME - BACTERIA
VIRUSES - ALGAE - MOLD

Harnessing The Power of The Sun and Artificial Light Sources

STERILIZATION
DEODORIZATION
AIR PURIFICATION

OxiSeal® CONTAINING (TiO₂), ATTACHES TO SURFACE

PRODUCT DESCRIPTION: Once coating has been applied, the Self Cleaning NP Technology utilizes the Ultra Violet Rays of the Sun and artificial lighting to prevent the growth of algae and mold and help breakdown new deposits of smog, airborne hydrocarbons, grease, oil and grime. Since UV Light is abundant even on cloudy days, this process works nonstop throughout the day and in artificially lighted areas.

WORKS ON INDOOR & OUTDOOR APPLICATIONS



OxiSeal® Creates a Smog-Eating Surface

See other side for warranty information.

Contains Potassium Silicate and Titanium Dioxide – 2 EPA Recognized Environmentally Biofriendly Biocides

OxiOne®

ALL PURPOSE CLEANER

The Most Cost-Effective Cleaner in Today's Market



- ✓ Removes bacteria, viruses, algae and mold
- ✓ No bleach ✓ Eliminate the need for harmful cleaning chemicals
- ✓ Removes: Ground-in dirt, road & parking lot grime, grease & oil, urine, tannin stains and airborne hydrocarbons
- ✓ Cleans deeper than other cleaners



It's easy being green!

Where else can OxiOne® be used?

Roofs, vinyl siding, concrete driveways-walkways-patios, concrete walls (poured & block), pavers, brick & mortar, stucco, A/C condensing coils, cabinets & air handlers, wood joists, unpainted wood fencing-decks-docks.

5.4 lb. OxiOne® makes up to 16 gallons • Cleans up to 3,200 sq. ft.

OxiSeal®

SINGLE-PLY ROOF TREATMENT

Keeping Roofs Clean Since 2004

PVC • TPO • EPDM • GRANULATED MOD BIT ELASTOMERIC COATINGS AND ALL OTHER FLAT ROOF SYSTEMS

EASY SPRAY-MOP APPLICATION
FAST DRYING TIME - FOR OUTDOOR USE ONLY
Overspray is Not Harmful to Plants

Available in 5 gallons.

COVERAGE RATES FOR ONE GALLON (3.78 Liters):

Single-ply and other flat roof systems; 800 to 1200 sq. ft./gallon.
Granulated mod bit; 500 sq. ft./gallon.

ASTM – C-779 Abrasion Resistance ASTM – E- 1347-06 Daylight Reflectance

For additional product and technical information go to www.simixsolutions.com



10 YEAR WARRANTY for the prevention of algae & mold growth, turning yellow or brown*

The following is made in lieu of all other warranties express or implied: Seller's and manufacturer's only obligation shall be to replace such quantities of the product proved to be defective. Neither the seller nor manufacturer shall be liable for any injury, loss or damage, direct or consequential, arising out of the use or the inability to use the product. Before using, user shall determine the suitability of the product for his intended use and user assumes all risk and liability whatsoever in connection therewith. The foregoing may not be altered except by agreement signed by the officers of seller and manufacturer. Must present proof of purchase.

*Excessive wear, pressure washing and harmful chemical use on treated surfaces will void the 10 year warranty for the prevention of algae and mold growth, turning yellow or brown. Roof surface must be kept free from dirt and debris. Any areas that collect dirt and debris or do not receive a minimum of 1 hour of sunlight or artificial light in a 24 hour period are considered maintenance areas and will not be covered under this warranty. Must be applied by a professional certified applicator, and used in compliance with written instructions/specifications and maintenance procedures.

IB Roof Systems™

Industry's Best.



GSA GS-07F-0543U
Schedule #73



Simix® Green RPM System™ cleaners & surface treatments are true green products that will improve overall appearance and lower maintenance costs.

SIMIX SURFACE SOLUTIONS, LLC
9180 Prairie Village Drive, Kenosha, WI 53142
Phone: 262-948-0567 • Fax: 1-800-977-4649
www.simixsolutions.com



MADE IN USA



Proud Partner with The Florida Department of Environmental Protection (DEP) in the Green Lodging Certification Program

Keeping Roofs Clean Since 2004

CLEAN – PROTECT – MAINTAIN – ALL ROOF SURFACES

Guidelines for Application of
Simix – Oxi One All Purpose Cleaner
And Simix Oxi Seal Single Ply roof treatment

Mixing Instructions for all Surfaces:

Always start with hot water if possible for ease of dissolving OxiOne Powder. Add 4 oz of OxiOne powder for maximum effectiveness to each Gallon of Water. Stir to dissolve and make sure every granule is dissolved before using the mixture. Mixture is still effective for up to 30 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.

1. Using Airless Spray Equipment, X-jet, or Back pack Sprayer, evenly apply mixed OxiOne 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 10-15 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 Flat surfaces, best results, use a Hot Water Pressure Washer with a Water Brush Attachment, or a Hydro Scrubbing surface cleaning Attachment. Buffing machines with soft pads (Red or White) work great for deep ground in dirt and stubborn areas. Cold water can be used but is not as effective.
4. Parapet Walls: Pressure Clean with 40 or 65 degree tip starting at the top and working down the wall. Use of this tip will keep pressure between 300 and 400 PSI @ 12 inches from surface with wand. Avoid coming into close contact with the surface so as to not cut through the Roof membrane with the pressure....(Please be Careful as This can happen!!!!!!)
5. Allow surface to visibly dry before applying Simix Surface Treatments.
6. ***** (Alternate method) Pre mix Oxi One in a Holding tank 25-100 gallons. Attach hose from tank to run directly through pressure washer. For spray nozzle please use Foaming Nozzle or Foaming lance. Apply product as stated above @ 200 sq ft per gallon and keep wet for 12-15 minutes. Foaming nozzle will produce foam with our cleaner and will cling to surface longer and stay wet longer helping to clean faster. You may find that 8-10 minutes may be long enough when using foaming nozzle. **This method is preferred on all Parapet Walls**
7. ****Note**** if surfaces are hot from the sun please spray with water to cool areas down and spray Oxi One cleaner directly over wet areas. Do not worry about the dilution from additional water. If surface starts to dry out please mist with water to keep wet for the proper amount of time. Oxi One is only working while it is wet! Remember Chemistry is your friend. Let it work for you! These are not harsh Chemicals.

Keeping Roofs Clean Since 2004

CLEAN – PROTECT – MAINTAIN – ALL ROOF SURFACES

Guidelines for Application of Oxi Seal – Single Ply Roof Treatment

When applying to any surface, please make sure that surface is thoroughly cleaned and free from dirt, debris, algae & mold.

Mixing Instructions:

Cradle the pail and shake it back and forth at least 20 times to put the Nano Particle of Titanium Dioxide back into suspension. **THIS MUST BE DONE EVERY 60 MINUTES!**

Coverage Rates – Will vary due to age, texture or finish of the Surface.

- 1) 1000-1250 sq ft of badly weathered surfaces
- 2) 1250 to 1500 sq ft on smooth newer surfaces

Application Instructions:

1. It is recommended that you always use some form of Airless Spray Equipment or Back pack sprayer with a fan tip to mist the product onto the surface and immediately mop with a Microfiber Flat mop. Avoid a fine spray that could result in too much water evaporation before product hits the surface.
2. Depending on the surface you are covering, you can expect coverage to be from 1000 to 1500 sq. ft. per gallon. This will vary based on porosity and surface texture. Tighter the surface the farther the product goes.
3. As you spray the product on make sure you thoroughly wet out the surface. Do not allow Pooling or Puddling
4. **PRE SOAK MOP HEAD WITH OXISEAL SINGLE PLY ROOF TREATMENT FOR 10 MINUTES BEFORE USE!**
5. Using a Microfiber mop.... Rubbermaid Q409 or Q410 (this can be purchased at Home Depot in cleaning Isle as a set with mop and handle) Spread Simix Oxi Seal Single Ply Roof Treatment with mop using a up and down and right to left motion. This will help break surface tension and create a even coating on the surface. Please allow at least 1(one) hour for set up or drying time before exposing to rain. Higher humidity will cause longer drying time and Hotter, drier, in direct sunlight will cause a quicker drying time. Once visibly dry, surface can be walked on.
6. Have Multiple Mop heads available and please switch to new clean mop heads when ever mop gets dirty. **DONOT APPLY WITH DIRTY MOPS HEAD!**
7. 1 (one) coating is all that is needed. Please do not apply second. Remember less is more with this surface treatment.

Any Further questions or Training to become a Simix Professional Certified Contractor Please call
1-800-977-4646