



Read detailed instructions for each specific application before Applying the Anabec Product Systems. All instructions must be followed and documented in order for any Anabec warranty to be valid

Instructions for the Application of the Advanced Cleaning Solution - theCLEANER / x70 Product System in a Microbial Abatement setting

1.0 Application of Anabec Product Systems in a Microbial Abatement setting

- 1.1 Pre-remediation Assessment** Prior to remediation a complete investigation of the building must be done to find the source(s) of the contamination and to determine the extent of amplification of mold contamination. Please remember that ideal conditions for mold growth include; relative humidity over 65%, temperature range between 60 and 80 degrees Fahrenheit, and a moisture problem. To prevent recontamination or future contamination, the moisture problem that contributed to the mold growth must be identified and corrected or controlled. As necessary, samples should be collected and sent to an independent, qualified laboratory for analysis.
- 1.2 Moisture Content** Prior to remediation it is imperative the contractor test for moisture content of the building materials being treated. Recommended material moisture levels for applying the Anabec Product Systems should be 16- 20% in the areas that are to be treated. Materials should be as dry as possible so that the surfaces absorb the product. The Anabec Product Systems are designed and proven to effectively work at these percentages.
- 1.3 Work Area Access** Every abatement worker or visitor entering the work area must have instruction and training in the potential hazards associated with the exposure to microorganisms. It is the responsibility of the contractor / workers to request the occupants leave the work area while the application of any Anabec product is ongoing. If the occupant refuses to leave the work area the project should not continue.
- 1.4 Work Area Containment** The work area must be contained to prevent the uncontrolled migration of dust and fungal spores from affected to unaffected areas. A primary critical barrier shall be constructed to envelope the entire abatement area and be large enough to effectively allow for uninhibited removal activities. This barrier typically consist of Polyethylene sheeting (fire retardant poly) often in combination with negative air pressure to prevent cross contamination. Negative air should be maintained, filtered and exhausted outside of the building by means of reinforced flex duct.
- 1.5 Materials Compatibility** Ensure sensitive building materials, furnishings and any other sensitive materials are either protected or verified compatible with the Anabec products by testing small inconspicuous areas and checking with material manufacturers. **A known material incompatible with the Advanced Cleaning Solution is Chlorinated Polyvinyl Chloride (CPVC). CPVC is frequently used in newer sprinkler systems and plumbing supply lines.** Other items frequently found in unfinished construction space that likely need special attention include open electric connections, electronic components and pneumatic valving. Items frequently found in finished spaces that require protection from theCLEANER include non-colorfast fabrics, silk fabric, oriental carpeting, antique furnishings, painting and artwork. x70 should not be applied to interior finished spaces, furnishing or any fabrics.



1.6 Equipment Some basic equipment for mold remediation when applying the Anabec Product System:

- Moisture meter
- HEPA-vacuum
- Negative air machine
- Pump Sprayer
- Electric Airless Sprayer
- Fogger
- Foamer
- Coarse Nylon Brushes
- Drying / Dehumidification Equipment
- Containment Materials
- Safety / Warning Signs
- Appropriate Respiratory Protection
- Appropriate PPE
- Surface Testing Kit / Supplies

1.7 Worker Safety All safety regulations as per OSHA, or any other governing body, must be followed throughout the procedure. All workers handling the Anabec products must have successfully completed the Anabec on-line training and reviewed the pertinent product MSDS. Workers should confer with their corporate Health and Safety personnel for further guidance.

1.8 Personal Protective Equipment (PPE) PPE shall comply with the OSHA requirements. Anabec suggests full body disposable coverall, full-face positive air purifying respirators with HEPA filtrations and disposable nitrile gloves. Workers should refer to their corporate respirator protection plan, corporate Health and Safety personnel and the applicable MSDS for further guidance.

1.9 Surface Testing Requirement Preliminary and Post surface testing is required for warranty validation. Anabec promotes that an independent environmental consultant take surface samples. If the samples are taken by the contractor, the homeowner must sign the chain of custody and warranty form stating that they watched the samples being taken. An accredited, independent third party laboratory is required to perform testing. Testing requirements for each Anabec Product System are outlined below:

Testing Requirements

A minimum of three surface lift tape tests should be taken per containment area or 1000 square feet of floor space. For projects over 1000 square feet of floor space an additional 1 sample per 1000 square feet is required (see Table I). Preliminary and post samples should be taken at the same specific site with little variance. Suggested areas to test: Each room treated: ceiling, wall, and carpet/floor. Attic: roof decking, rafters. Basement: sub-flooring, joists, foundation walls. Perform post testing 48 hours after completion of remediation.

**Table I
Lift Tape Testing Requirements
for Mold Remediation Projects**

Square Footage	# Pre Samples	# Post Samples
0 to 1000 SF	3	3
>1000 to 2000 SF	4	4
>2000 to 3000 SF	5	5
>3000 to 4000 SF	6	6
>4000 to 5000 SF	7	7
>5000 to 6000 SF	8	8
etc...		

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- 1.10 Temperature** When applying the Anabec Product System the air temperature should be above 40 degrees Fahrenheit to prevent freezing of product.
- 1.11 Warranty** A completed original warranty, checklist, photo documentation and laboratory testing must be submitted to the Anabec corporate office for validation. All warranty paperwork must be received within 3 weeks of project completion.
- 1.12 Shelf Life** theCLEANER has a shelf life of 12 months, x70 has a shelf life of 12 months from the date of purchase.
- 1.13 Cleaning Equipment** The peroxide component of theCLEANER can be very hard on seals and fine orifices in spray equipment. To ensure the longevity of equipment and to prevent clogging, it is recommended to thoroughly clean with warm soapy water after each application of the Anabec Product System. After the application theCLEANER, be sure to flush out the equipment system before using x70.

2.0 Advanced Cleaning Solution Application Procedures

- 2.1 Application Procedures** These procedures are for the application of theCLEANER in a Microbial Abatement setting. They are designed to be a minimum requirement for the application of the Anabec Product Systems and the validation of the applicable warranty associated with the process. See additional guideline below for application to specific building materials. These procedures may vary based on specification documents, scientific community mandates and state-to-state guidelines.
- 1) Perform preliminary testing per 1.9 a) and b).
 - 2) Set up Containment system with negative air
 - 3) Turn on negative air machine.
 - 4) **Cover all sensitive or incompatible materials**, i.e. electrical equipment, antiques, paintings, some plastics, etc. (see Sec 1.5)
 - 5) Brush loose particles and follow with HEPA vacuuming of the entire area to remove viable and nonviable mold spores. If building materials are water damaged or highly contaminated then complete removal of materials at this step is warranted.
 - 6) theCLEANER is ready to use directly from the pail. No dilution or mixing is required prior to use, with the exception of carpet applications (see section 2.2.5).
 - 7) Apply theCLEANER to the contaminated materials using a pump sprayer, foamer or airless sprayer. The recommended tip size for the airless sprayer is .011 - .015
 - 8) Allow the product to remain on the surface for 15-20 minutes.
 - 9) Brush, scrub or wipe any visible mold. Complete reduction of visible mold pigmentation may not be achieved, this is due to the natural pigments transferred to the building material.
 - 10) Re-spray any areas that were brushed, scrubbed or wiped after the initial application of theCLEANER.
 - 11) If warranted, fog the air in the entire room with theCLEANER (**negative air should be turned off when fogging**). When using a commercial foggers an Electric Ultra-Low –Volume (ULV) fogger should be used. Thermal Foggers cannot be used with Anabec products.
 - 12) Allow approximately 30 minutes for fogging to dissipate before applying x70 according to guidelines provided below.

2.2 Guidelines for application of the Advanced Cleaning Solution to specific building materials

- 1) **Insulation** Fogging must be done on insulation. Great care must be taken not to saturate the insulation surface. If the insulation is highly contaminated it must be removed. Allow one (1) day to dry before any vapor barrier is installed. Average coverage of insulation with fogger is 1,000-1,200 square feet per gallon (thickness of insulation will determine actual square foot coverage).
- 2) **Ceiling Tiles** A small area of the ceiling must be tested for color fastness prior to application. The Anabec Product System is water based and could leave water rings if applied too heavily. An airless sprayer should be used on ceiling tiles. Average coverage of 2 x 4 fissure ceiling tile is 800-900 square feet per gallon
- 3) **Plenums** The plenum (airspace above the drop ceiling) should be fogged with the CLEANER using an industrial fogger or airless sprayer with a .011 tip. All walls of the plenum, joists, insulation and fireproofing must also be fogged. Average coverage of a ceiling plenum is 800-1,200 square feet per gallon
- 4) **Hard Non-Porous Surfaces** Most hard surfaces can be treated with the CLEANER. Any surface that is treated should be tested for color fastness prior to application. In most cases a wipe down with a clean cloth will be needed. An airless sprayer or hand wiping can be used on hard surfaces. Fogging the air with the the CLEANER Solution after spraying is a must. When using a fogger or airless sprayer, take precaution to not over spray the hard surfaces. Average coverage of hard non-porous surface with: Airless sprayer is 800-1,000 square feet per gallon, Fogger is 1,200-1,800 square feet per gallon, Hand wipe is 500-600 square feet per gallon
- 5) **Carpets** Carpets that are heavily soiled or test high in contamination should be removed and disposed. A small discrete area should be tested first for color fastness prior to application. An industrial extractor must be used on the carpet with a three to one mixture (one part the CLEANER and three parts water). The extractor should be capable of 100-psi delivery and 95 percent extraction. A slow walking speed by the applicator is essential for maximum coverage and penetration. Industrial fans must be placed at strategic locations to enhance the drying process. Carpet must be rinsed with warm water in the extractor. Average coverage of industrial carpet is 650-800 square feet per gallon. Not recommended for silk and/or fine oriental carpeting.

3.0 Anabec X-70 Plus Application Procedures (NOT FOGGABLE)

- 3.1 Anabec's x70 is a penetrating moisture resistant barrier that provides long-term protection against the stronger strains of mold. x70 can be applied to any building surface; however it does leave a noticeable sheen, and is therefore appropriate for only raw building materials. x70 is a water-based latex penetrant and is recommended for unfinished surfaces such as wood, brick, block and drywall. x70 is available in clear, translucent white or a translucent blue and can be painted over.
 - 1) x70 is ready to use directly from the pail. No dilution is required prior to use.
 - 2) Mixing is required prior to use. Use a Drill with Paint Paddle Attachment to Stir Product for a minimum of 2-3 Minutes. If adding tint to the product stir times require upwards of 15 minutes
 - 3) After treatment with the CLEANER and the appropriate waiting / drying time, spray a coat of the x70 to the remediated surfaces (walls, ceilings, and floors, etc.) with an airless sprayer. The recommended tip size for the airless sprayer is .011 - .015.
 - 4) Surfaces should be dry to the touch within 2 hours.
 - 5) Equipment clean up requires clean water only and needs to be done immediately after application.
 - 6) Perform post testing per section 1.9.
 - 7) If necessary air testing can be done 2 hours after the Anabec Product System is applied. Air testing is not required by Anabec, Inc.