



**Versa-Clean™**  
new construction cleaner

## **DESCRIPTION AND USE**

Versa-Clean™ is a new-construction cleaner for safely cleaning nearly all unpolished stone. Versa-Clean™ quickly and easily removes excess mortar, grout and other common job-site soiling from horizontal and vertical stone. In addition to cleaning stone, it's highly effective on clay masonry including brick, tile and pavers. Versa-Clean™ is an effective cleaner for terra cotta.

Powerful in concentrate, flexible in dilution, Versa-Clean™ is suitable for a huge range of new construction cleaning challenges on a wide array of substrates.

## **ADVANTAGES**

- Clings to masonry surface, and softens excess mortar and job dirt.
- Slow-drying so it rinses clean without streaking.
- Controls green vanadium and brown manganese staining on color-sensitive brick and tile.
- Safe for use on most unpolished natural stone or cast stone.
- Designed for use with colored mortar.

## **Limitations**

- Repeated applications may leave a detergent residue. To reduce potential for detergent residue: always prewet; rinse thoroughly; do not exceed two applications.
- Not effective for removing atmospheric dirt and black carbon stains. Test Green Clean-200™ to remove light to moderate atmospheric staining from older masonry.

## **TECHNICAL DATA\***

FORM: Clear liquid with slight amber color

SPECIFIC GRAVITY: 1.14

TOTAL SOLIDS: N/A

pH: 0.3 (1:6 dilution)

WT./GAL.: 9.15 lbs.

FLASH POINT: N/A

FREEZE POINT: < -22°F (< -30°F)

VOC: N/A

\*Typical

## **PREPARATION**

**Protect** people, vehicles, property, metal, painted surfaces, plants and other nonmasonry materials from product, splash, residue, wind drift and fumes. When working over traffic, clean when traffic is at a minimum. Protect or divert traffic if necessary.

Clean masonry before installing windows, doors, finished flooring, metal fixtures, hardware, light fixtures, roofing materials and other nonmasonry items that the cleaner could harm. If already installed, protect with polyethylene before application. All caulking and sealant materials should be in place and thoroughly cured before cleaning.

New masonry surfaces clean most effectively 14-28 days after masonry installation. Mortar and grout smears left on the surface longer result in a more difficult clean down and may cause undesirable results. Cleaning high-strength mortar/grout within seven days improves results. Presence of excessive moisture in the wall contributes to efflorescence and other staining. Always protect open wall cavities from rain during construction.

## **Surface & Air Temperature**

For best results, clean when air and masonry surface temperatures are 40°F (4°C) or above. Cleaning when temperatures are below freezing or will be overnight may harm masonry. If freezing conditions existed before application, let the masonry thaw.

## **Equipment**

Use low-pressure spray (50 psi max) or densely-packed, soft-fibered masonry-washing brush. Rinse with high-pressure spray (400-800 psi). Rinsing from the bottom up, use enough water pressure and water volume to thoroughly flush all dissolved soiling and residual

cleaner from the pores of treated surfaces. Excessive pressure and water volume may combine to damage soft or deteriorated surfaces. Always test to determine optimal rinsing pressures and water volumes. Pressure rinsing equipment providing at least 400 psi at 4-6 gpm delivered through a 15-40 degree fan spray tip often produces best cleaning results.

## **APPLICATION**

**Before use, read “Preparation” and “Safety Information.”**

**ALWAYS TEST** (minimum 4 ft. by 4 ft. area) for suitability and results before overall application. Test each type of masonry and each type of stain. Let test area dry 3 to 7 days before inspection and approval. Test using the following application instructions. Make the test panel available for comparison throughout the cleaning project.

### **Dilutions**

Dilute Versa-Clean™ 4-10 parts water to 1 part concentrate based on application. Adjust dilution rate based on test results. Use the most dilute solution that is effective. Always pour COLD water into empty bucket first, then carefully add Versa-Clean™. NEVER USE HOT WATER. Handle in high-density plastic containers only. Acidic materials and fumes attack metal.

When calculating the volume of cleaner required for porous, textured surfaces, assume 50 square feet per gallon of prepared cleaner. For dense, smooth surfaces, assume up to 150 square feet per gallon of prepared cleaner.

### **Application Instructions – Exterior**

The following cleaning procedure is recommended unless otherwise indicated during testing:

1. Thoroughly saturate a large portion of the masonry surface with fresh water.
2. Using a densely-packed, soft-fibered masonry-washing brush or low pressure spray (50 psi max), apply diluted solution freely. Do not apply Versa-Clean™ with pressure spray above 50 psi. Such application will drive the chemicals deep into the surface making it difficult to rinse completely.
3. Leave cleaning solution on the wall for about 5 minutes, depending on absorption rate of masonry and drying conditions. Do not let cleaner dry into the masonry. This may leave a residue and cause staining.
4. Reapply cleaning solution and scrape off heavy buildup of excess mortar using a wooden scraper or piece of brick. Take care to avoid damaging the surface. Do not use metal scrapers, which may contribute to metallic staining.

NOTE: Avoid more than one reapplication over the same area. Repeated applications may deposit a white detergent film on the stone. If mortar deposits are not softened after the initial application, let the solution stay on the wall longer. Make sure the cleaner doesn't dry into the masonry.

5. Rinse thoroughly with fresh water, removing all cleaning compound, free sand, loose material and debris. Thorough rinsing is extremely important to remove all residues. To avoid streaking, keep nearby and lower wall surfaces wet and rinsed free of cleaning residues.

### **Application Instructions – Interior**

Proper ventilation is necessary. Following the cleaning procedure outlined for exterior surfaces. Rinse thoroughly with fresh water using sponge or soft-fibered brush. If conditions do not allow enough water for complete rinsing, use a neutralizing rinse following this procedure:

1. Rinse with clear water.
2. Apply neutralizing rinse of 2 ounces baking soda to 1 gallon of clean water.
3. Saturate. Leave solution on surface 3 to 5 minutes.
4. Apply a final rinse of clear water.

### **Clean up**

Clean tools and equipment using fresh water.

## **SAFETY INFORMATION**

Danger. Poison. Causes severe burns. May be fatal if swallowed. Harmful if inhaled. For use by professional applicators only. Keep out of reach of children. Read precautionary measures carefully.

## Precautions

**Contains:** Hydrochloric and glycolic acids. Do not get in eyes, on skin, or clothing. Avoid breathing fumes and contact with mucous membranes. Keep container tightly closed when not dispensing product.

**Use only with adequate ventilation.** Do not breathe vapors or mist. Ensure fresh air entry during application. When applying to exteriors of occupied buildings, make sure all windows, exterior intakes and air conditioning vents are covered and air handling equipment are shut down during application. Contact with metals in poorly ventilated areas can create potentially flammable or explosive hydrogen gas. If you notice irritating odor or if air monitoring demonstrates vapor/mist levels are above applicable limits, wear an appropriate, properly fitted, NIOSH-approved respirator during handling and application. Wear splash goggles or a face shield, protective clothing, gloves and shoes to prevent splash to eyes and skin. Wash thoroughly after handling

## First Aid

*Ingestion:* If conscious, give large amounts of milk or water and call a physician, emergency room or poison control center immediately. Do not induce vomiting.

*Eye Contact:* Rinse eyes thoroughly for 15 minutes. Get immediate medical assistance.

*Skin Contact:* Remove contaminated clothing and rinse thoroughly for 15 minutes. Get medical attention. Launder contaminated clothing before reuse.

*Inhalation:* Remove to fresh air. Give artificial respiration if not breathing. Get immediate medical attention.

**24 Hour emergency information: INFOTRAC at 800-535-5053.**

**Storage and Handling:** Must be stored and transported upright with lid tightly in place. Store away from other chemicals, heat and open flames in cool, dry place with adequate ventilation. Do not use pressure to empty or use as a dilution or mixing vessel. Do not reuse or remove the label. Use only well maintained staging and scaffolding that is equipped with steel cable. This product will attack nylon, cotton and hemp roping. Use polypropylene ropes and safety lines. Dilution and application equipment should be of polypropylene or HDPE construction. **If spilled,** follow all precautionary instructions. Keep from water and soil. Contain, dilute, and neutralize with baking soda or lime. Dispose of contaminated absorbent, container and product in accordance with local, state and federal regulations.

**Do not alter,** mix with chlorine-type bleaches or other chemicals, or dilute product or use for applications other than specified. **Always protect** passersby, building occupants, plantings and non-masonry surfaces from product, vapors and wind drift. Refer to the MSDS and label for additional precautionary information.

**Container Disposal:** Hazardous when empty. Follow all precautionary instructions. Triple rinse with water and dispose of in a sanitary landfill (check local restrictions).

**Shelf Life** is 3 years from the date of manufacture in tightly sealed, unopened container.

## WARRANTY

L&W Stone warrants this product to be free from all defects. L&W Stone makes **NO WARRANTIES EITHER EXPRESS OR IMPLIED, INCLUDING THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE,** including the existence, scope or duration of the manufacturer's warranty, if any, except for the following: (i) the title conveyed is good and transfer is rightful and (ii) the goods shall be delivered free of any security interest, lien or encumbrance. There are no warranties which extend beyond the description on the face hereof. Some States do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply.

**Limitation of Remedies:** Buyer's exclusive remedy for a breach of any warranty by L&W Stone is to return the goods to L&W Stone for a refund of the purchase price or replacement. L&W Stone has the exclusive right to select the remedy. L&W Stone expressly excludes liability for incidental damages, consequential damages, tort damages, strict liability damages, punitive damages, liquidated damages, or other damages not explicitly listed. Some States do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply.

**Manufacturer Warranty:** If the goods sold by L&W Stone are covered by an assignable warranty of a manufacturer, L&W Stone assigns to Buyer all such assignable warranties.

## CUSTOMER CARE

L&W Stone personnel are available for product assistance with no obligation. Call 1-800-346-9739 and ask for Stone Care product support.