

Swish
Maintenance Ltd.

"Quality Cleaning Products" *since 1956*

Direct from the Manufacturer

Our manufacturing division known as **CHARLOTTE PRODUCTS LTD.** is centrally located in Peterborough, Ontario.

Charlotte is ISO9001:2000 Registered and is the sole manufacturer of all of our exclusive **Swish** brand floor care products and solutions.

We are extremely proud of the quality, efficiency and standardization of the products we produce. Not only do our customers receive the highest quality products on the market today, but also significant cost savings that we take pride in passing on.

Our modern, on-site Research and Development Centre is state of the art. All raw materials and production batches are inspected against stringent specifications to assure the highest possible quality standards.

We strive to lead the sanitation industry by providing innovative technology, quality cleaning products and service excellence to our customer.

MISSION STATEMENT:

"Our mission is to be the best" and to be recognized as such by:
OUR CUSTOMERS, OUR EMPLOYEES, OUR SUPPLIERS".

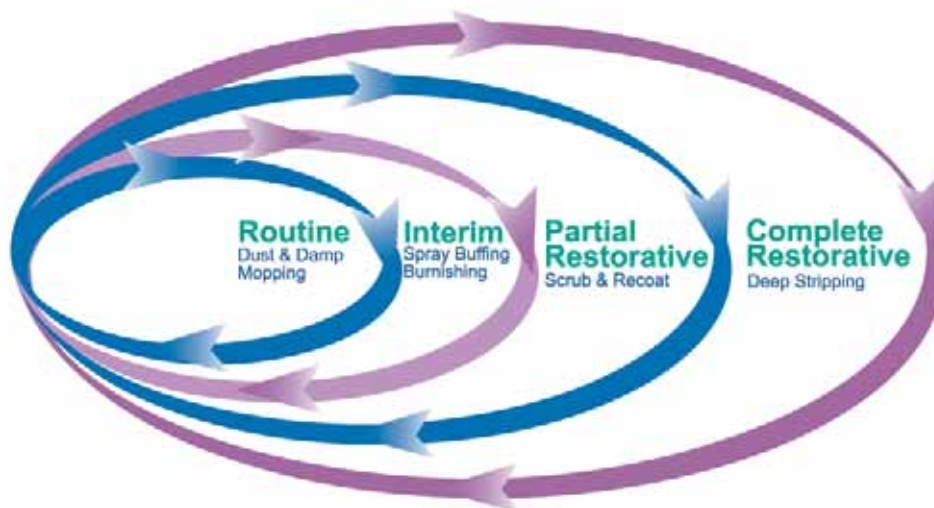


The Life Cycle of Floor Care

The demands for top quality floor care programs is at an all-time high. Current issues such as Less Time, Fewer Dollars, Fewer Resources, Health and Safety Risks plus the fact that the standards of sanitation have not lowered are just a few concerns all of us face everyday.

Industry studies indicate that labour costs make up over 90% of every budget dollar spent. Floor care programs are our **most labour intensive task**.

Choosing the right floor care program to match the demands of **your individual** facility is critical. Our intent of this brochure is to guide you through the decision process "Correctly the first time". Our professional sales representatives are another element to utilize. They are available for on-site consultation.



Complete Restoration is the most costly of the cycles

Your program should aim to delay having to do it as long as possible!



Strippers Strippers Strippers

Strippers

Industry studies indicate that labour makes up approximately 90% of every budget dollar of our sanitation budgets. On a further note, Stripping floors is the **most labour intensive task** any contractor or custodial person endures throughout the year.

Therefore, it is critical that we understand the importance of selecting the correct product and follow the manufacturers instructions to ensure the best possible results in the least amount of time. Our motto of "Doing it right the first time" should be in the minds of any of our end-users.

Extreme UHS

Ultra High Speed Stripper

A super aggressive stripper designed to remove heavily burnished UHS finishes in one simple application. Low odour, fast acting performance makes it the choice for professional cleaning contractors.

#4001-4 4 L x 4/case
#4001-20 20 L



Liberty

No Scrub Stripper

Complete & Easy Stripping without Scrubbing

A highly active formula stripper that quickly penetrates the finish for no scrub stripping. It's liquid ingredient formulation leaves no solid residue. Simply mop on and mop off.

#4007-4 4 L x 4/case
#4007-20 20 L



Swish-Strip

Heavy Duty Stripper

Removes all types of polymer acrylic floor finish from most flooring in public buildings. Formulated for use with a rotary type scrubber, Swish-Strip contains highly active wetting agents that float dirt and built-up finishes free from any surface. Concentrated dilution means that a little goes a long way and is excellent for heavy build-up.

#4000-4 4 L x 4/case
#4000-20 20 L



Full Press

Floor Stripper

Up to 10 times the strength of most no scrub strippers

Highly concentrated, low odour, no rinse, phosphate free stripper. A highly active, fast acting, economical stripper that is easy to use. Requires no rinsing. Aimed directly at lowering labour costs.

#9814-1 946 ml
#9814-18 18.9 L

Least expensive ready to use formulation



Strippers Strippers Strippers

Pro-tip

Always mix the product to the exact manufacturers instructions. Each product has different dilutions. Mixing more product in the stripping solution will NOT make it work better. In fact the opposite is true. Not only will it waste product but it will most likely leave a heavy residue behind which may take up to 2 or 3 clear water rinses or the same amount of neutralizer before removing the white powdery film and residue.

History tells us that most individuals use **hot water** with the stripping solutions. We highly recommend using our formulations with **cool water**. Benefits of cool water include the allowance of a longer dwell time before dry back occurs plus lower overall odours throughout the facility. This alone will reduce the number of complaints from your customers especially from those that have sensitive respiratory systems. Reducing the number of complaints is a good thing.



How to Choose the Right Stripper

Floor Care System	Stripping Conditions	Desired Properties	Dilution	Dwell Time	Recommended Product
Heavy + Stripping	8+ Coats of UHS Finishes	<ul style="list-style-type: none"> ❖ Extremely Aggressive ❖ Low Odour ❖ Excellent on propane finishes 	Heavy 1:4	5-10 minutes	Extreme UHS
Light-Heavy Stripping	5 - 8 Coats	<ul style="list-style-type: none"> ❖ Simple Damp Rinse ❖ Super Concentrated ❖ Economical 	Light 1:23 Normal 1:18 Heavy 1:13	2-5 minutes Residue Free	Full Press
Medium-Heavy Stripping	8 Coats or less	<ul style="list-style-type: none"> ❖ Simple Damp Mop Rinse ❖ Super Aggressive ❖ Maximum Labour Savings 	Light 1:6 Normal 1:3 Heavy 1:1	5-10 minutes Residue Free	Liberty
Heavy Stripping	5 - 8 Coats Machine Required	<ul style="list-style-type: none"> ❖ Machine Scrub pickup and rinse ❖ Aggressive ❖ Concentrated 	Light 1:40 Normal 1:30 Heavy 1:20	10 minutes Residue Free	Swish-Strip

Sealers Sealers Sealers

Sealers

The most frequently asked question from our customers is "Do I need to use a sealer before re-finishing my floors?"

We have two different responses. First, **no** you do not have to use a sealer. The finish will work fine. Second, if you want the best overall look and best return on investment then **yes** you should use a sealer. Sealers flow deep down into the pores of floor surfaces filling the cavities providing a superior foundation for floor finishes to adhere to.

One simple application of sealer will assist in providing a higher overall gloss plus superior protection from the most common food group stains, liquids, traffic and footwear. Our latest technology sealers contain crystal clear polymers that will not discolour plus they will help prolong the life of your current programs. When using sealers, most end users can simply conduct a light scrub & recoat periodically and avoid the labour intensive task of deep stripping for many years.

Dynasty

Acrylic Sealer

A premier, all acrylic sealer that dries to a durable, clear gloss. Seals the floor surface completely to reduce heel marks, scuffing, soil penetration and staining.

#3502-4 4 L x 4/case
#3502-20 20 L

Great for super markets, nursing homes, hospitals & pharmaceutical applications.



Tuf Seal

Floor Sealer

A long lasting sealer that provides an excellent foundation for most floor finishes. Tuf Seal's excellent penetrating qualities seal and protect the floor against ground in dirt.

#3500-4 4 L x 4/case
#3500-20 20 L



Clean-it™

Stone & Tile Sealer

A clear, acrylic blend of polymers designed to be used as a sealer to form a protective barrier between the tile and foot traffic. Stain and black heel mark resistant.

#8023-1 946 ml x 6/case
#8023-4 4 L x 4/case
#8023-20 20 L

Exceptional performance on terrazzo surfaces



Sealers Sealers Sealers

Pro-tip

Generally a sealer used in conjunction with a finish will far outperform a finish used by itself. Tests have shown that a floor coated with 2 coats of sealer and 2 coats of finish will stand up to as much as 25% more wear and tear as a floor coated with 4 coats of finish alone. Using a sealer will extend the life of your floor finish.



How to Choose the Right Sealer

Floor Care System	Maintenance Frequency	Type of Floor	Desired Properties	Experience Level of Operator	Recommended Product
Sealer Foundation	One Time Application	Vinyl, terrazzo, resilient, epoxy, stone, concrete	<ul style="list-style-type: none"> ❖ Stain Resistant ❖ Durable ❖ Scuff Resistant ❖ No Discolouration ❖ Good Levelling 	Amateur/ Experienced or Professional	Clean-it™ Stone & Tile
Sealer Foundation	One Time Application	Vinyl, terrazzo, resilient, epoxy, concrete	<ul style="list-style-type: none"> ❖ Soil & stain resistant ❖ Ideal for high traffic areas ❖ Scuff Resistant ❖ No Discolouration ❖ Excellent Levelling 	Experienced or Professional	Dynasty
Sealer Foundation	One Time Application	Vinyl, terrazzo, resilient, concrete	<ul style="list-style-type: none"> ❖ Economical ❖ Durable ❖ Good Penetration ❖ Excellent Levelling 	Amateur/ Experienced	Tuf Seal

Finishes



Clean, shiny floors provide a pleasing atmosphere and a positive perception for all to enjoy in any facility. Deep down, floor finishes protect the original floor surfaces reducing the amount of stain penetration while improving the traction for all, preventing slip and fall incidents.

Every **Swish** brand floor finish carries the extra protection of being UL (Underwriters Laboratory) certified and classified and is documented for slip resistance. We are proud to offer several floor finish programs to match your specific maintenance frequency for assured success.

How to Choose the Right Floor Finish

Floor Care System	Maintenance Frequency	Machine	Type of Floor	Desired Properties	Experience Level of Operator	Recommended Product
Spray Buff	1 to 5 times per week	175-350 RPM	Tile, Terrazzo, Epoxy, Sheet Vinyl	<ul style="list-style-type: none"> ✦ Durability ✦ Scuff Resistance ✦ Good Gloss ✦ Repairability ✦ Fool Proof 	Amateur/ Experienced	Rite On
Spray Buff	1 to 5 times per week	175-350 RPM	Tile, Terrazzo, Epoxy, Sheet Vinyl	<ul style="list-style-type: none"> ✦ Durability ✦ Scuff Resistance ✦ Excellent Gloss ✦ Repairability ✦ High Solids 	Professional	Eternity
Spray Buff or Burnish	As desired 1 to 5 times weekly	175-350 RPM 1000-3000 RPM	Tile, Terrazzo, Epoxy, Sheet Vinyl	<ul style="list-style-type: none"> ✦ Spectacular Gloss ✦ Maximum Durability with Fewer Coats ✦ Mark Resistance 	Amateur/ Experienced or Professional	Polylock Ultra
Burnish	Infrequent or as Desired	1000-3000 RPM	Terrazzo, Vinyl Tile, Resilient Floors	<ul style="list-style-type: none"> ✦ Urethane Fortified ✦ Spectacular Deep Gloss ✦ Excellent Foot Grip ✦ Fewer Deep Strips 	Experienced or Professional	Duration
Burnish	Daily	1000-3000 RPM	All Surfaces	<ul style="list-style-type: none"> ✦ Highest Gloss Available ✦ Maximum Results ✦ Crystal Clear 	Professional	Platinum
Sports Gymnasiums	As Desired	350-3000 RPM	Vinyl Tile	<ul style="list-style-type: none"> ✦ Superior Grip For Aggressive Sports Activities 	Experienced or Professional	Duralock

Duration

Timeless
Gloss

Urethane Fortified UHS

A special urethane and acrylic polymer combination that enhances both durability and gloss. This high solids finish is perfect for the infrequently burnished floor or any place where toughness is demanded.

#3030-4 4 L x 4/case
#3030-20 20 L



Polylock Ultra

Our #1
Seller

This exceptional, high gloss finish is for the professional who demands the best. Polylock Ultra has excellent leveling, recoat ability and durability. It readily responds to high speed burnishing.

#8021-4 4 L x 4/case
#8021-20 20 L



Eternity

The
Professional's
Choice

This high solids finish delivers a wet-look gloss with fewer coats. Designed for durability and scuff resistance, Eternity produces a superior protection for your floors.

#2000-4 4 L x 4/case
#2000-20 20 L



Rite On

The
Fool-Proof
Finish

A tough, high gloss floor finish that resists heel and scuff marks, with excellent leveling and anti-slip qualities.

#3000-4 4 L x 4/case
#3000-20 20 L



Platinum UHS

The
Contractor's
Choice

Specially formulated for long wear in high traffic areas. Having a high content of quality solids, Platinum offers all the benefits of a dry, bright system plus superb UHS burnishing response for that long lasting wet-look gloss.

#3050-4 4 L x 4/case
#3050-20 20 L



Duralock

Timeless
Gloss

Duralock floor finish is a special urethane and acrylic polymer combination that enhances durability and slip resistance. This high solids premium floor finish is perfect for the infrequently burnished floor or any place where toughness and high static coefficient of friction is demanded.

#3080-20 20 L



Pro-tip

Application of thin to medium coats of finish will provide a far superior finish on your floors and will deliver maximum results. Quicker dry times, higher overall gloss, exceptional leveling properties, low odour and a better adhesion are a few of the benefits to enjoy.

Specialty Specialty Specialty

Specialty

Extending the life of your present floor care program is of the utmost importance. We are proud to offer an extensive line of "SPECIALTY PRODUCTS" to assist in prolonging the life of your floor finish.

How to Choose the Right Specialty Product

Floor Care System	Soil Type	Desired Properties	Dilution	Recommended Product
Daily Cleaning	Light, Medium & Heavy Soil Levels	<ul style="list-style-type: none"> Does not dull gloss Leaves no film Specifically for cleaning floors Clean, fresh fragrance 	1:100 Light 1:80 Normal 1:40 Heavy	Sunbeam Neutral Floor Cleaner
Winter Residue	Winter Soils/ Ice Chemical Residue	<ul style="list-style-type: none"> Neutralizes white ice melt chemical film Restores gloss without dulling shine Safe to use in carpet extractors 	1:40 Light 1:30 Heavy	Winterinse Winter Floor Cleaner
Frequently Cleaned and requires peace of mind disinfection	Medium/ Heavy Soil Levels	<ul style="list-style-type: none"> Disinfects-broad spectrum kill Neutral pH-won't dull finish Built-in odour counteractant 	1:128	Quato 78 Plus Germicidal Detergent
Scrub and Recoat	Light surface finishes	<ul style="list-style-type: none"> Removes damaged and dull top coats Allows ease of new finish application Interim light scrub 	1:40	Deep Scrub Floor Finish Extender
Interim Restoration	Light soils/cleaning and restoration	<ul style="list-style-type: none"> Cleans, polishes and restores Improves slip resistance UL certified Compatible with most floors 	1:64 Light Soil 1:40 Restoring 1:10 Spray Buff	Energizer Floor Restorer
Burnishing	As required	<ul style="list-style-type: none"> Non skid Wet look Oil and scuff resistant One step application 	3" strip covers approx. 1,000 sq. ft.	Zenith Burnishing Creme



Sunbeam

Neutral Floor Cleaner

A concentrated neutral floor cleaner designed for light-duty cleaning in the neutral pH range. Contains no film forming substances and is free rinsing.

#4020-4 4 L x 4/case
#4020-20 20 L



Winterinse

Winter Floor Cleaner

An original formula that restores beauty to floors by removing the white film most ice melt chemicals leave at entrances. Demineralizes salt deposits, reduces slip hazards and makes floor finishes last longer.

#4040-4 4 L x 4/case
#4040-20 20 L



Quato 78 Plus

Neutral pH
will not dull
floor finish

Germicidal Detergent Cleaner

A super concentrated neutral pH detergent, disinfectant, fungicide, virucide and odour counteractant specially formulated for clean up of surfaces contaminated by blood or bodily fluids with the potential for transmission of HIV.

#8979-4 4 L x 4/case
#8979-20 20 L



Deep Scrub

Floor Finish Life Extender

An interim light scrub that removes damaged and dull top coats of floor finish allowing ease of application of new floor finish coats.

#4080-4 4 L x 4/case
#4080-20 20 L



Energizer

Floor Restorer

A floor restoration compound specifically formulated to clean, polish and improve slip resistance on any floor in one simple step. Resists dirt, stains, scuffs and scratches.

#3040-4 4 L x 4/case



Zenith

Bottle good
for up to
10,000 sq ft

Burnishing Creme

A professional floor polishing cream that produces a non-skid, wet-look, oil and scuff resistant surface in a one step application.

#3020 16 oz x 6/case



Pro-tip

Keep your cleaning solution at the same dilution during the winter months. More is not better! You will leave white film, bite into your floor finish and dull the surface.

Located where you need us . . . **SWISH CANADA**

1-800-461-7695

Fax: (705) 745-0220

E-mail: info@swish.ca

For more information ask about our industry specific publications:

- **Swish Aromx**
Carpet Care
- **Swish Pro-Portion III**
Dilution Control Systems
- **Swish PRO-VIDER** Super Concentrate
Chemical Management
- **Swish FACTO**
Industrial Cleaners & Degreasers
- **Swish Quato**
Disinfectants & Odour Control



Visit us online at:

swishclean.com

• **PETERBOROUGH, ON**

P.O. Box 3000, R9J 8N4
2060 Fisher Drive
1-800-461-7695
(705) 745-5763
Fax: (705) 745-0220
E-mail: peterborough@swish.ca

• **WHITBY, ON**

500 Hopkins Street, L1N 2B9
1-800-263-2703
Toronto (416) 798-7806
Fax: (905) 686-7616
E-mail: whitby@swish.ca

• **KINGSTON, ON**

760 Development Drive, K7M4W8
1-800-267-2232
(613) 384-2410
Fax: (613) 384-8908
E-mail: kingston@swish.ca

• **OTTAWA, ON**

2410 Don Reid Drive, K1H 8P5
1-800-267-5210
(613) 247-9650
Fax: (613) 247-9653
E-mail: ottawa@swish.ca

• **TORONTO (Oakville), ON**

2512 Bristol Circle, L6H 5S1
1-800-609-3563
(905) 829-9366
Fax: (905) 829-9375
E-mail: oakville@swish.ca

• **BARRIE, ON**

526 Bryne Drive, Unit A, L4N 8P6
1-800-461-5478
(705) 721-4780
Fax: (705) 721-9951
E-mail: barrie@swish.ca

• **LONDON, ON**

540 Admiral Drive, N5V 4L5
1-800-265-4116
(519) 659-2101
Fax: (519) 659-7702
E-mail: london@swish.ca

• **DARTMOUTH, NS**

81 Wright Avenue, Unit H, B3B 1H4
1-800-717-9474
(902) 488-3756
Fax: (902) 488-3721
E-mail: dartmouth@swish.ca

• **WINNIPEG, MB**

9-1680 Notre Dame Avenue, R3H 1H6
1-800-262-8833
(204) 786-8994
Fax: (204) 786-4714
E-mail: winnipeg@swish.ca

• **TIMMINS, ON**

2031 Riverside Drive, P4N 7C3
1-800-461-9823
(705) 360-4355
Fax: (705) 360-5155

• Hollinger Court, P4N 4X5

100 Waterloo Road
(705) 360-5744
Fax: (705) 360-5755

• **SAULT STE. MARIE, ON**

1-800-461-9823
Fax: (705) 287-5316

• **THUNDER BAY, ON**

581 Red River Road, P7B 1H4
(807) 344-6666
Fax: (807) 345-4446

• **SUDBURY, ON**

1-800-461-7695
(705) 745-5763
Fax: (705) 745-0220

• **WAWA, ON**

4 McKinley Avenue, P0S 1K0
(705) 856-2333
Fax: (705) 856-1679

SWISH USA

1-800-649-4149

Fax: 1-888-742-7315

E-mail: swish@sover.net

• **BURLINGTON, VT**

703 Pine Street, 05401-4921
1-800-649-4149
(802) 884-0585
Fax: (802) 884-0365

• **MARCY, NY**

9559 Route 40, P.O. Box 275, 13403
1-800-649-4149
(315) 735-8354
Fax: (315) 735-8331
E-mail: swish@sover.net