MAXIM®

# FACILITY+™


**Commercial cleaners and disinfectants** tend to be harsh. Many are formulated with harsh chemicals, can stain and corrode surfaces, and exude strong odors that users and guests find unappealing. To help combat these effects, the market needs a single product that can both clean and disinfect surfaces safely, effectively, and affordably.

Facility+ by Maxim is an EPA-approved, hydrogen peroxide-based cleaner and disinfectant that's highly versatile and economical. It can be used to clean a variety of hard, non-porous surfaces, including floors and carpet, countertops, glass and Plexiglass, restrooms, and appliances. In other words, Facility+ by Maxim does it all— without unnecessary noxious fumes.

For added value to the user, Facility+ by Maxim also dramatically reduces training time for cleaning personnel. By eliminating the need for other cleaning products, this one-step product was created to provide incredible economic value to both facility operators and their crews.

## Facility+ by Maxim: The ONE Solution to Cleaning and Disinfecting Entire Facilities

From Midlab, comes one-step cleaner and disinfectant, Facility+ by Maxim. This hydrogen peroxide-based product effectively cleans and disinfects many hard, non-porous surfaces without frustrating effects like user difficulty or harsh, left-behind odors.

**EPA-approved** to be effective against emerging viral pathogens, Facility+ by Maxim is a powerful, broad-spectrum disinfectant. This product kills a host of germs and viruses, including SARS-CoV-2 (the virus that causes COVID-19), MRSA, influenza (the flu virus), norovirus, and rhinovirus.

## Kill COVID-19 and Viruses Like It in Just One Minute

**Got a minute?** In addition to its versatility and safer hydrogen peroxide base, Facility+ by Maxim has also been officially approved by the EPA to be effective against SARS-CoV-2 (the virus that causes COVID-19) in 1 minute.

he addition of this 1-minute kill claim makes disinfecting facilities in any industry faster and easier than ever. In just 60 seconds, teachers, healthcare employees, restaurant workers, hotel staff, building administrators, and countless others can disinfect common areas with ease and spend more time focused on what they do best...

- **Protecting Students**
- **Maintaining Patient Safety**
- **Assisting Customers & Guests**
- **Caring for Residents**

# Can ONE Product Clean & Disinfect Safely and Economically?

**Today's market is crowded,** with thousands of options for commercial cleaning products and disinfectants. Schools, hospitals, nursing homes, office buildings, restaurants, hotels, and retail stores feel obligated to rely on multiple products to maintain safe, clean environments. But that shouldn't be the case. By using commercial cleaners and disinfectants (especially on a long-term basis), certain unnecessary or unwanted problems tend to arise.

These disadvantages stem from the chemical composition of these common cleaners. The typical active ingredients in these products are:

- **Quaternary ammonium chloride compounds (QUAT or QAC)**
- **Phenols**
- **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.

## A Quick Look At Quat-Based Cleaners

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

1. ***The effectiveness*** of these products is not as powerful as others. In fact, the Center for Disease Control (CDC) states that, for clinical lab and microbiological settings, QACs have the lowest effectiveness of all disinfectants.
2. ***The toxic and corrosive properties*** found in these products. Quats can cause a host of issues, such as asthma or work-related asthma, contact dermatitis (a red, itchy rash due to an allergic reaction), and injuries to the eyes, mouth, mucous membranes, or gastrointestinal system.
3. ***The limited use*** due to a lack of cleaning effectiveness, as well as the toxicity of this chemical compound. Quats are not recommended for surfaces or environments where there is no elevated risk of infection. Typically, they should only be used on environmental surfaces and items that do not come in contact with mucous membranes.
4. ***The wastewater challenges*** associated with this type of product. Quats remain in wastewater, and kill beneficial bacteria in septic tanks and wastewater treatment plants. They are stable and have a long "biocidal" effect because they don't break down like peroxide-based disinfectants.

## A Quick Look At Phenols

Simply put, phenolic solutions are not effective cleaners. Phenols are disinfectants found in numerous commercial products, including but not limited to:

- **All-purpose cleaners**
- **Furniture polish**
- **Air fresheners**
- **Insecticides**
- **Aspirin**
- **Mouthwash**

Phenolic solutions are most often used in places such as hospitals, laboratories, or any environment where pathogens need to be eliminated. But while phenols are easily accessible and inexpensive, they are also toxic. Some people may be hypersensitive to the compound, which can cause severe toxicity to organs like the heart, lungs, and kidneys. In extreme cases, the level of toxicity can even result in death.

Many commercial cleaners and disinfectants come with unwanted drawbacks

Some evidence shows that phenols are also mutagenic, making them a reproductive hazard. When exposed to skin, the highly corrosive nature of phenols can also cause chemical burns.

When phenols are heated, they can create flammable, explosive, and toxic vapors. When interacting with chlorine, phenols can also cause a violent reaction. This means disposing of the hazardous waste must be done carefully.

## A Quick Look At Sodium Hypochlorite (Bleach)

Probably the most well-known cleaner and disinfectant is sodium hypochlorite, better known as bleach. Like phenols, it's an affordable disinfectant that's effective in whitening materials. However, also like phenols, it can be highly toxic. Due to its chlorine-based nature, bleach negatively reacts with other chemicals, and is corrosive to skin and many other surfaces.

Because these three common chemicals are not effective multi-purpose cleaners, users must purchase multiple products in order to properly clean and disinfect their facilities. This can be costly, time-consuming, and ultimately unnecessary with the right one-step product.

## The Benefits of Facility+ by Maxim

With its hydrogen peroxide-base, Facility+ by Maxim contains strong oxidizing properties without the release of unpleasant bleach fumes or the potential release of poisonous chlorine gas. Unlike with quat-based products, users can utilize cotton or microfiber cloths in their cleaning process without concern of binding.

In addition to the benefits of its chemical properties, Facility+ by Maxim makes training crews easier and faster. Without the need for multiple products, training times can be dramatically reduced (especially in high turnover industries). The addition of this product's 1-minute kill claim and use of easy-to-understand PLUS labels (The PLUS Label System) only further simplifies the cleaning and training processes for crews everywhere.

## How to Use Facility+ by Maxim

At a 1:64 dilution (2 oz. of product per gallon of water) in the presence of 400 ppm hard water and 5% serum load, Facility+ by Maxim kills SARS-CoV-2 and a wide number of other pathogens on hard, non-porous surfaces. With proper dilution control, this cleaner and disinfectant can be used on common surfaces in facilities of all kinds. After applying the product, users should simply leave the surface to dry, as there's no need to rinse.

## Conclusion

In a market crowded with commercial cleaners and disinfectants, some products can clean, but aren't formulated to properly disinfect. Other products are designed to disinfect but aren't effective cleaners. Many products are toxic and harmful to use, causing confusion over which ingredients are safest on surfaces across facilities in all industries.

Facility+ by Maxim can clean, disinfect, and kill pathogens and viruses like COVID-19 on hard, non-porous surfaces in just 1 minute. No concern about harmful fumes, no threat of chlorine gas, and no hefty price tag. ***That's the Midlab difference.***

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140 Private Brand Way, Athens, TN 37303 | **midlabfacilityplus.com** | **1.800.467.6294**