



Flecks® Systems Maintenance & Care Guide

Rev.090326

1. Introduction

Properly maintained surfaces ensure maximum life expectancy of all Flecks® Systems installations. Maintenance frequency varies by surface type, environment, and usage. Some facilities may require customized maintenance plans. Consult Flecks® Systems or your trained installer for site-specific guidance.

2. Water Chemistry Requirements (Pools & Water Play)

Recommended Chemical Parameters

Chemical Parameter	Ideal Range (ppm)	Min	Max	Testing Frequency
pH	7.4 – 7.6	7.2	7.8	Daily (Opening + every 4 hours while open)
Free Chlorine	2 - 4	1 without CYA 2 with CYA	10	Daily (Opening + every 4 hours while open)
Bromine	3 – 4	3	8	Daily (At Opening + every 4 hours while open)
Calcium Hardness	200 - 400	150	2500	Monthly
Total Alkalinity	80 – 100	60	180	Weekly
Cyanuric Acid (stabilizer)	30 – 50	10	90	Monthly or 24 hours after CYA added (MAHC) *Test every 2 weeks if Stabilized Chlorine used as primary disinfectant. Drain, scrub & refill pool if stabilizer exceeds limits
Total Dissolved Solids	1000 - 2000	300	3000	Quarterly
Combined Chlorine	< 0.4	-----	< 0.4	As needed
Langelier Saturation Index (LSI)	-0.3 – +0.5	-0.3	+0.5	Monthly

Based on Model Aquatic Health Code (MAHC) and ANSI/APSP 11-2019 values

Notes

- Low pH (< 7.2) indicates acidic water.
- High pH (> 7.8) indicates insufficient acid (alkaline/basic water).



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3. Approved Cleaning Agents

A. Primary Recommended Products

- Vital Oxide® (hospital-grade disinfectant and NSF no-rinse sanitizer)

B. Additional Safe Cleaners

- Fantastik® Oxy Power
- Formula 409®
- CLR®
- Lime-A-Way®
- Bleach
- Simple Green®
- Purple Power®
- Most common household cleaners

C. Degreasers for Oils, Sunscreen, Body Oils & Grime

- Simple Green® Industrial Cleaner & Degreaser
- Purple Power® Industrial Strength Cleaner/Degreaser
- Zep® Citrus Degreaser
- Nature Clean® Degreaser
- Krud Kutter® Original Cleaner & Degreaser
- Oil Eater® Cleaner & Degreaser

D. Prohibited Chemicals

Do **not** use:

- Gasoline
- Diesel fuel
- Mineral spirits
- Isopropyl alcohol
- Benzene



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- Xylene
- WD-40®
- Naphtha
- Methylene chloride
- Goo Gone®
- Paint strippers
- Oil-based cleaners

4. Cleaning Tools & Equipment

- **Wet/Dry Vacuum:** Indoor and outdoor debris removal
- **Leaf Blower:** Loose debris, sand, and leaves
- **Power Washer:** 2800 - 3600 PSI, 25° fan tip, minimum 6-inch distance from surface. Water temperature not to exceed 104°F (40°C) for hot water power washers.
- **Floor Surface Extractor:** Removes dirty water during washing (Attaches to power washer wand)
- **Extraction Machines:** Water temperature not to exceed 104°F (40°C)
- **Agitation Tools:** Nylon brushes and Oreck® buffer with terry cloth pad
- **DAiMER® HSC 14000 (or Equivalent):** Heavy commercial cleaning applications



Floor Surface Extractor



Agitation Tools

Recommended Application Tools

- Soft-bristle nylon brushes
- Microfiber cloths
- Terry cloth pads
- Soft deck brushes

Cleaning Tools & Equipment to Avoid

- Highly abrasive pads or wire brushes



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Note: Excessive use of harsh solvents, petroleum-based products, or strong abrasive cleaning methods may discolor, soften, embrittle, or otherwise damage rubber and plastic components. Always rinse surfaces thoroughly after cleaning to remove residual chemicals and prevent buildup.

5. System-Specific Maintenance Plans



A. Water Flecks®

Seasonal Requirements

- Clean at the start of each season.
- Perform a thorough cleaning at season end, especially for submerged installations.

Maintenance Procedure

1. Balance water chemistry according to MAHC and ANSI standards.
 2. Power wash using a Floor Surface Extractor or equivalent.
 3. Apply Flecks® Approved Cleaner/Degreaser.
 4. Disinfect with Vital Oxide®.
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B. Deck Flecks®

Outdoor

1. Blow off loose debris.
2. Clean with Flecks® Approved Cleaner/Degreaser and power washing (Floor Surface Extractor or equivalent is recommended).
3. Inspect for loose granules or exposed substrate.

Pool Cover Considerations

During the off-season, pool covers typically protect only a portion of the surrounding Deck Flecks® surface. As a result, the covered area may remain cleaner while the exposed deck is subject to dirt, debris, organic staining, weathering, and environmental contaminants. When the pool cover is removed, a noticeable color difference may be visible between the protected and unprotected areas.

This condition is normal and does not indicate a product defect, fading issue, or material failure. In most cases, thoroughly cleaning the exposed surface in accordance with this maintenance guide will help reduce or eliminate the appearance of color variation.



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To help maintain a more uniform appearance and minimize visible color differences, Flecks® Systems recommends covering exposed Deck Flecks® areas with suitable plastic sheeting or other protective coverings during the off-season. Protecting the entire deck surface from uneven environmental exposure can help reduce the accumulation of dirt, staining, and weathering, resulting in a more consistent appearance when the pool cover is removed. Any protective covering should be properly secured and inspected periodically to prevent water accumulation, wind damage, or surface staining.

Indoor

1. Vacuum debris.
2. Clean and disinfect using Flecks® Approved Cleaner and Vital Oxide®.
3. Power wash using a Floor Surface Extractor or equivalent in areas with proper drainage.
4. Inspect for repairs.



C. Play Flecks®

Minimum Annual Maintenance

1. Remove debris using a blower.
2. Power wash using a Floor Surface Extractor or equivalent.
3. Apply Flecks® Approved Cleaner/Degreaser to heavy-use areas.
4. Inspect high-wear locations such as swings and entry/exit points.
5. Contact the installer for repairs, if needed.



D. FlecksCast™

1. Remove debris using a blower or vacuum.
2. Clean using Flecks® Approved Cleaner/Degreaser and power washing.

E. UltraCoat™

Important

Do **not** use isopropyl alcohol or products containing isopropyl alcohol.

Maintenance Procedure

1. Remove debris with leaf blower or vacuum.



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2. Clean with warm water, mild liquid soap, and a soft brush.
3. For deeper cleaning, use Flecks® Approved Cleaner/Degreaser and power washing.
4. Power washing must not exceed (unless Floor Surface Extractor is used):
 - 2800 PSI
 - 25° fan tip
 - 6-inch minimum distance

6. Special Conditions & Corrective Cleaning

A. Calcium and Mineral Deposits

Standard Cleaning

- CLR®
- Lime-A-Way®

Heavy Deposits

Use Fiberlock's IAQ Advanced Peroxide Cleaner with HydroBrite®.

Mixing Instructions

- Mix 6 scoops of HydroBrite® per gallon of IAQ Cleaner.
- Apply generously.
- Allow to sit for 5 to 10 minutes.
- Agitate with a nylon brush.
- Rinse thoroughly.
- Coverage approximately 500 sq. ft. per gallon.

B. Rust

Recommended products:

- Fiberlock's IAQ Advanced Peroxide Cleaner
- CLR®
- UnRust®
- Rust-Oleum® Rust Remover



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- Evapo-Rust®
 - ZEP®
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C. Grime and Bath Oils

- Use a degreaser such as Nature Clean® or Purple Power®.
 - Detergent and water may also be used.
 - Rinse thoroughly after cleaning.
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D. Gum Removal

For fresh gum deposits, prompt removal is recommended to prevent the gum from becoming embedded in the porous surface texture.

Recommended Procedure

1. Remove loose debris from the area.
2. Apply an approved gum-freezing product directly to the gum until it becomes hard and brittle.
3. Carefully lift and scrape away the frozen gum using a plastic putty knife or other non-metallic scraper.
4. Remove any remaining fragments using a nylon-bristle brush.
5. Clean the area with Flecks® Multi-Purpose Cleaner or a mild detergent solution.
6. Rinse thoroughly with clean water.

For Embedded Gum in Porous Rubber Surfaces

Because porous rubber surfaces contain texture and voids, small amounts of gum residue may remain below the surface after scraping. For best results:

1. Freeze and remove as much gum as possible using the procedure above.
2. Apply Flecks® Multi-Purpose Cleaner or an approved degreaser such as Simple Green®, Purple Power®, or Krud Kutter®.
3. Allow the cleaner to dwell for 5 to 10 minutes.
4. Agitate the area using a stiff nylon-bristle brush to loosen residue from the pores of the surface.
5. Rinse thoroughly or extract with a wet/dry vacuum.
6. Repeat as necessary until residue is removed.



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Gum-Freezing Products

Approved gum-freezing products include:

- Sprayon® Freeze Spray
- Misty® Freeze Spray
- Matrix Glacier®
- Gum-B-Gone®
- CRC Freeze-Off®
- Other commercially available gum-freezing products

Freezing Gum on Rubber Surfaces

Commercial gum-freezing products are generally safe for use on Flecks® surfacing systems when used as directed. The temporary cooling effect hardens the gum, making it easier to remove without the need for harsh solvents. The freezing process itself should not damage properly installed rubber surfaces, binders, or coatings.

However, excessive application of freeze sprays, repeated freezing cycles in the same location, or aggressive scraping may result in cosmetic surface damage, abrasion, or removal of surface coatings. Always use a plastic putty knife or other non-metallic scraper and avoid gouging the surface during gum removal.

Best Practice

For Deck Flecks®, Play Flecks®, and Water Flecks® surfaces:

1. Freeze the gum only until it becomes brittle.
2. Remove the bulk material using a plastic scraper.
3. Apply an approved cleaner and agitate with a nylon-bristle brush.
4. Rinse thoroughly and inspect the area.

This method provides the most effective gum removal while minimizing the potential for surface damage.

Do Not Use

The following products and tools are prohibited for gum removal:

- Isopropyl alcohol
- Mineral spirits



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- Gasoline
- Diesel fuel
- Citrus solvent removers containing petroleum distillates
- Methylene chloride-based products
- Metal scrapers
- Wire brushes

Note: Complete removal of deeply embedded gum from highly textured or porous rubber surfaces may require multiple cleaning cycles. Aggressive solvents should not be used, as they may damage the rubber binder, coatings, or surface appearance. Excessive scraping should also be avoided to prevent abrasion or surface wear.

E. Mold, Mildew & Bacteria

Prevention

- Ensure proper drainage.
- Maintain indoor humidity at 55% or less.
- Use dehumidifiers.
- Remove standing moisture with a wet/dry vacuum.
- Use fans to improve airflow.
- Routinely disinfect using Vital Oxide®.

Cleaning Options

Hydrogen Peroxide (3%)

1. Spray affected area.
2. Allow to sit for 10 minutes.
3. Scrub.
4. Wipe clean.

White Vinegar

1. Spray undiluted vinegar.
2. Let sit for 1 hour.
3. Rinse thoroughly.



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Baking Soda + Vinegar

1. Apply mixture and scrub.
2. Rinse.
3. Disinfect with Vital Oxide®.

Additional products:

- MMR®
 - Concrobium®
 - CLR Mold & Mildew
 - Tilex®
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7. Repairs

- Installers should leave a pail of each color blend with the customer for future repairs.
 - Document issues with photographs and dates.
 - Contact your installer or Flecks® Systems immediately when repairs are needed.
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8. Safety

- Wear appropriate PPE.
 - Never mix bleach and ammonia.
 - Avoid ozone air cleaners.
 - Do not exceed 104°F (40°C) water temperature during cleaning.
 - Poison Control: **1-800-222-1222**
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9. References

- CDC Model Aquatic Health Code (MAHC)
 - www.cdc.gov/mahc/editions/current.html



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- CDC Splash Pad Guidelines
 - [Operation and Management of Splash Pads | CDC](#)
- ANSI/APSP/ICC-11 (2019)
 - https://issuu.com/thepta/docs/apsp-11_2019
- CDC Healthy Swimming Fact Sheets
 - [Fact Sheets | Healthy Swimming | Healthy Water | CDC](#)
 - www.cdc.gov/healthywater/swimming/materials/fact-sheets.html

Surface Compatibility & Spot Testing Disclaimer: Although the cleaning products identified in this guide are generally considered safe for use on Flecks® surfacing systems, plastic furnishings, playground components, pool furniture, and other common recreational facility surfaces, variations in material composition, age, condition, coatings, environmental exposure, and manufacturer formulations may affect product performance and compatibility.

Before applying any cleaner, disinfectant, degreaser, stain remover, or specialty treatment to a large area, Flecks® Systems recommends conducting a spot test in a small, inconspicuous location. Allow the tested area to dry completely and inspect for any adverse effects, including discoloration, fading, softening, swelling, deterioration, loss of gloss, coating damage, or other undesirable changes.

Always follow the cleaning product manufacturer's instructions regarding dilution ratios, dwell times, application methods, safety precautions, and rinsing requirements. Avoid mixing cleaning chemicals unless specifically directed by the product manufacturer.

Flecks® Systems is not responsible for damage resulting from the use of incompatible chemicals, improper dilution, misuse of cleaning products, failure to perform spot testing, or changes made to product formulations by third-party manufacturers. When in doubt, contact Flecks® Systems or your authorized installer before proceeding with cleaning or stain-removal activities.