



Bio Cleanze

A government-approved highly concentrated professional softwash biocide

Why use Bio Cleanze

Soft washing is the carefully controlled use of biocides to kill and control organic growths on exterior hard surfaces. The result of the treatment is that the surface will become clean over time through the natural weather cycles of wind, rain and sunlight.

What it does

Bio Cleanze is a biocidal treatment that rapidly kills the organic growths responsible for unsightly staining on exterior surfaces.

When to use

Bio Cleanze is highly versatile and can be used as:

- A **“spray and leave” treatment**: Surfaces will become clean over time. Simply treat the surface and let nature wash away the growths.
- A **maintenance spray**: Keeps surfaces perpetually clean.
- A **post-treatment after pressure washing**: Kills hidden spores and ensures surfaces stay cleaner for longer.



Other Information

- **Storage**: Store in a cool dry place in original container.
- **Coverage**: 1L covers up to 250m² -scan QR code for dilution guide.
- **Shelf life**: 24 months unopened.
- **Active ingredient**: DDAC (50%).
- **Material compatibility**: Inert to all known building materials.
- **Weather**: Optimum air temperature +7°C to +35°C. Do not apply Bio Cleanze if rain is expected within an hour.



Explanation
videos



www.benzsoftwash.com
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UK HSE no: 9936 PRCD no: 98070



Dilution

This product is concentrated and should be diluted between 25-50:1 depending on the surface being treated and the ambient weather.

Application

Protect surrounding area from overspray using a lightweight covering material.

- Application by spray: Use a Benz 6.5 tip spray nozzle at 1-10 lpm.
- Application by brush: Use a small, soft bristle, water-fed brush.

Results

Dramatic results will be seen on green and light red stains in 24 hours to 14 days. Darker stains can take from 2-12 months depending on the surface and degree of colonisation.

Maintenance

Regular treatment with Bio Cleanze keeps surfaces perpetually clean, eliminating the need for pressure washing and aggressive cleaning techniques.



Health & Safety

Protect surrounding plant life from overspray by pre and post drenching with fresh water.

- **Hand Protection:** Wear chemical resistant gloves.
- **Skin Protection:** Wear protective clothing over exposed areas of skin.
- **Eye Protection:** Use safety goggles and/or sprayer's visor.
- **Respiratory Protection:** If ventilation is limited use suitable respiratory equipment.
- **If Swallowed:** Do not induce vomiting. Contact a doctor or specialist immediately.
- **Keep Out of the Reach of Children.**

For detailed Health & Safety information, refer to the Safety Data Sheet.



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BENZ BIO CLEANZE DILUTION GUIDE

SURFACE TO BE TREATED/CLEANED	APPLICATION STRENGTH AS %	APPLICATION STRENGTH AS RATIO	LITRES INTO 20 LITRES	COVERAGE OF ONE LITRE	 APPLICATION AND EXPECTED RESULTS 
TARMAC	2.5	40:1	0.5L	2 m ²	Tarmac will have a black biofilm where there is no traffic. Treating will restore the tarmac to its natural weathered colour of light grey – not black. Max 40-50:1 dilution if area is used by children or animals. No colour change on new tarmac. Repeat after 6 months to bring colonisation under control. Then every 12-24 months depending on local environment.
CONCRETE	2.5	40:1	0.5L	4 m ²	Heavy soiling: May benefit from light pre-pressure wash and/or Lightning Cleanze application. Apply Bio Cleanze by spray, brush in and then re-apply by spray to keep wet for min 20 mins. Light soiling: Spray only. Imparts residual biocide protection when used on pre-cleaned surfaces. Max 40-50:1 dilution if area is used by children or animals.
RENDER: Green, light red and small amounts of black algae	2.5	40:1	0.5L	2 m ²	Simply spray Bio Cleanze, brush into any heavy areas and leave to work. Dramatic results will be seen in 2-3 days with further cleaning over time. Consider pre-cleaning with Lightning Cleanze first to give same day results with the added benefit of residual biocide protection.
RENDER: Heavy black or red algae	4	25:1	0.8L	2 m ²	Simply spray Bio Cleanze and leave to work. Results seen in 2 weeks to 2 months. The cleaning process continues for up to a year. This method is particularly useful or essential for delicate renders like pebble dashed surfaces, where pressure washing isn't suitable.
Paint Prep: Unpainted sand & cement render with heavy black, red & green staining	4	25:1	0.8L	1-3m ²	Treat with Bio Cleanze two to four months (depending on severity of colonisation) prior to painting. A week or so before painting spray Lightning Cleanze, brushing in any bad areas then rinse off preferably using a high flow power washer with wide angle fan on low elevations and pencil jet for high elevations. The surface will be sterile and perfect for paint application once dry. Black algae causes the most damage to surfaces and may leave some light scarring.
Paint Prep: Painted sand & cement render	2.5	40:1	0.5L	1 to 3m ²	For faster results, first treat with Lightning Cleanze. Apply Bio Cleanze after rinsing the Lightning Cleanze which ensures all spores are treated and promotes longer term natural cleansing. Expect 80-90% visual improvement within 48 hours. Same applies to other painted surfaces.
Untreated wood decking, sheds, fence	2.5	40-50:1	0.5L	4m ²	Simply spray only most areas. Heavy contamination of some species of wood may benefit from light pre-pressure wash. Brush in to any areas of heavy slime. Amazing results seen if a 40/50:1 application is made one month later.
Poly-tunnels	2	50:1	0.4L	6m ²	Simply spray at 50:1. The algae will die and naturally wash from the surface over time.
Any surface affected by lichen	3	30:1	0.65L	2m ²	Black lichen is tough to remove. Treat whole area with 4-5:1 Lightning Cleanze first, in conjunction with gentle power washing. Use Tornado Cleanze on black spot. Give a final treatment of Bio Cleanze to offer residual biocide protection and to ensure long term natural self cleansing. Surfaces may take 12 months to fully clean. Maintain regularly with Bio Cleanze spray.
ROOFS: Slate	4	25:1	0.8L	3m ²	Roofs can take up to a year to fully clean. Be aware of damaged man-made slate coatings under the algae, which will be exposed once clean. Slate roofs can be treated in hot weather at 40-50:1 but with two applications. The second by brush soon after the first application by spray. This helps reduce the effect of boil off on a hot day and agitates the bio film ensures it has been completely saturated with product.
ROOFS: Tile	4	25:1	0.8L	1m ²	Same as above
Patio Slabs	2.5	40:1	0.5L	4m ²	Maintain patios with Bio Cleanze to keep clean all year. If particularly heavy, use Lightning Cleanze a few weeks after initial treatment and lightly pressure wash off. Re-treat with Bio Cleanze and allow to further naturally clean over time.