

Important Information About Surface Cleaners And Pressure Washing

Community association maintenance areas consist of thousands of square feet of concrete, wood and roof tiles that require cleaning on a regular basis. The conventional gun-and-wand pressure washing method is like cutting a football field with a weed wacker. The answer to this dilemma is today's new high-speed surface cleaners.

The pressure-washing industry is evolving into a new era of high-speed pressure-cleaning systems that allow more work to be accomplished in a fraction of the time of old conventional methods. One of the oldest and most conventional methods is the traditional pressure washer with the standard gun-and-wand assembly. Using this conventional method to clean large, flat surfaces strains and fatigues the operator. The latest and most effective high-speed surface cleaners are easier to use, resulting in less strain and fatigue to the operator. More work can be done in less time, requiring less labor, less fuel and less water consumption--all of which means greater savings in time, stress and money. All these benefits add up to a more cost-effective piece of equipment for any user who routinely clean large, flat surfaces, roof tops, decks and curbs.

Quality cleaning- without fatigue

High speed surface cleaners consist of two high-pressure spray nozzles rotating up to 2,000 rotations per minute. (rpm) inside a round housing approximately 18 inches in diameter; it is similar to that of a lawn mower blade rotating inside the housing of a lawn mower. High-speed surface cleaners can clean virtually any job up to 20 times faster than the conventional pressure systems. The operator walks behind the unit, holding onto two vertical handles. Twin arms and angled nozzles are attached to a swivel under the hood and spin with the flow of the water, creating the rotating cleaning action. The spray nozzles inside the housing are directed almost straight down onto the surface at an adjustable height of approximately 1.5 to 2.5 inches. The jet spray bar spins up to 2,000 rpm, hitting the cleaning surface with high-pressure water streams approximately 65 times per second. The nonrotating steel and nylon brush assembly eliminates approximately 98 percent of the overspray. The operator moves front to back or side to side, like a buffing machine. A steady, comfortable walking pace is important to maintain, not only for operator comfort, but for cleaning quality.

Made for everyone

High-speed pressure cleaning is perfect for commercial applications where overspray onto storefront windows, automobiles or delicate landscaping is undesirable. Another benefit of this new device is a more thoroughly cleaned surface and the elimination of the "zebra" striping commonly found on sidewalks and driveways, which can appear after the surface begins to become dirty. This striping problem is completely eliminated by the surface cleaner's ability to cover more surface at a time, offering a more uniformed and cleaner surface in a fraction of the time. High-speed surface cleaners allow community associations to save money by performing their own pressure-washing projects instead of contracting out the work to subcontractors. Owning a high-speed cleaner can be very affordable for associations when compared to the cost of subcontracting on a regular basis. Projects that might take weeks with the conventional gun-and-wand subcontracted out can now be done by on site maintenance personnel in a matter of days or hours. For example, one tennis court can take up to approximately 10 to 12 hours using the conventional gun-and-wand pressure-washing assembly, but a high speed surface cleaner can complete the same project in approximately one to two hours while reducing labor costs, equipment wear and tear, time and fuel expenses and using up to 33,000 gallons less water.

Buyers beware

Pressure-washer selection is a critical part of your investment and should not be taken lightly. You should take into consideration the size of the projects to be completed, the power needed, time constraints and the type of surface being cleaned.

Usually, the larger the project, the larger the pressure washer should be. Shopping centers, condos, malls, and parking garages normally require an 18 horse-power pressure washer at preferably 3,500 psi and 5.5 gallons per minute. High-speed direct-drive pumps found at home improvement outlets or department stores normally are designed for the homeowner or hobbyist only and are not recommended for commercial use. The pressure-washer pumps found in these machines are usually only good for approximately 200 to 300 hours; to a homeowner this can mean years of service, but to someone in the industry it means only a few weeks of use. Most industrial belt- and gear-drive pumps are designed to last 7,000 to 9,000 hours while wearing out only two to three engines. General maintenance and cost of down time is also greatly reduced. Shopping for the right machine can mean spending only an extra 10 to 20 percent for a commercial machine. The durability of the frame itself is another asset to look for in a high-pressure surface cleaner machine. The frame should be constructed of steel or even stainless steel, which can carry a lifetime warranty. When choosing a company to purchase your machine from, take into consideration the service available and whether or not repairs can be made on site and competent technical support is offered. Basically, look for a full service retail or wholesale outlet that can supply most of all these things mentioned. You should also ask about warranties on your machine, including repair work.

Common area cleaning costs cut with high-speed surface cleaners

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