



Microbial Spot Cleaner

Updated January 2025

1. PRODUCT NAME

TEC® Microbial Spot Cleaner

2. MANUFACTURER

TEC Specialty Products LLC
1105 South Frontenac Street
Aurora, IL 60504-6451 U.S.A.
800.552.6225 Office
800.832.9023 Technical Support
800.952.2368 Fax
tecspecialty.com

3. DESCRIPTION

TEC Microbial Spot Cleaner (MSC) is an advanced, ready-to-use spot cleaning solution that effectively removes residual dirt, grease, and grime from carpeting and fabrics. The fast-acting microbial formula removes stains by breaking down contaminants. Unlike traditional surfactant-rich spot cleaners which leave behind soil-attracting residues, MSC provides superior resistance to re-soiling so carpet and fabrics stay clean longer.

Key Features and Benefits

- Ready-to-use water-based formula
- Does not leave dirt-attracting residuals for superior resistance to re-soiling
- Solvent-free, neutral pH & no harmful fumes
- Fast-acting microbial technology
- Effectively removes residual dirt, grease, and grime
- For all carpet types – including wool
- Eliminates urine odors
- CRI approval

Packaging

32 Fl. Oz. (946 ml) Spray Bottle – 6/Case

Product #10015766

Coverage

50-75 ft²/bottle (5-7 m²)

Storage

Close container tightly after each use. Store in original container only away from direct sunlight. Store in and use in temperatures between 40° and 120°F (4° and 49°C).

Shelf Life

2 years in original unopened container.

Limitations

- Do not use hot water with MSC as hot water will kill the microbes.
- Do not mix MSC with other cleaning products due to potential incompatibility with the microbes.
- Not for cleaning asphalt or petroleum-based residues.
- Always pre-test in an inconspicuous area to assure desired results are achieved.

Cautions

Do not use hot water.

Read complete cautionary information printed on product container prior to use. For medical emergency information, call 1-888-853-1758.

This Product Data Sheet has been prepared in good faith on the basis of information available at the time of publication. It is intended to provide users with information about and guidelines for the proper use and application of the covered TEC brand product(s) under normal environmental and working conditions. Because each project is different, TEC Specialty Products LLC cannot be responsible for the consequences of variations in such conditions, or for unforeseen conditions.

4. TECHNICAL DATA

Physical Properties

Description	
Composition	Proprietary water-based microbial solution
Color	Clear
pH	6-7
VOC Content	0 g/L
Application Temperature	Do not apply below 40°F (4.4°C)
Freeze/Thaw Stability	DO NOT FREEZE.
Storage	Close container tightly after each use. Store in original container only away from direct sunlight. Store in and use in temperatures between 40° and 120°F (4° and 49°C)
Shelf Life	2 years in original unopened container.

5. INSTALLATION INSTRUCTIONS

Application

Before the application process of the MSC, test carpet or fabric for colorfastness by applying in an inconspicuous area. Apply a small amount of MSC to a clean, white cloth and gently blot the area. If no color transfers to the cloth or change in appearance of the fabric occurs, proceed with the following steps:

1. Remove all loose or dry soil or contaminant and blot up wet stains with a clean absorbent colorfast cloth.
2. Pre-wet the stain with COOL tap water.
3. Spray the contaminated area with MSC, agitate with a smooth edge non-abrasive spatula.
4. Wait 10-15 minutes, blot to remove the stain. If stain is not removed completely, repeat steps 3-4.
5. Check cleaned area for dryness after 15-30 minutes and blot up remaining moisture with a absorbent cloth.

Clean-up

Rinse equipment with clean cool tap water.

6. AVAILABILITY

TEC premium surface preparation, tile, stone, carpet, wood and resilient floor covering installation products are available nationwide. To locate TEC products in your area, please contact:

Phone: 800-832-9002
Website: tecspecialty.com

7. LIMITED WARRANTY

The product(s) covered by this Product Data Sheet are sold subject to a Limited Warranty and related terms. **TEC Specialty Products disclaims the implied warranties of merchantability and fitness for a particular purpose and all incidental and consequential damages arising out of the sale, purchase or use of this product.** For Limited Warranty details visit tecspecialty.com. To obtain a hard copy of the Limited Warranty call TEC Specialty Products at 800-832-9023 or mail a written request to the address in Section 2 of this Product Data Sheet.

8. MAINTENANCE

Not applicable

9. TECHNICAL SERVICES

Technical and safety literature

To acquire technical and safety literature, please visit our website at tecspecialty.com.

10. FILING SYSTEM

Divisions 3 and 9



To learn more, visit TECspecialty.com



TEC Specialty Products LLC | 1105 South Frontenac Street, Aurora, IL 60504-6451



@TECInstallationSystems



tecinstallationsystems



TECInstallationSystems



TEC Installation Systems