THE LAB®

Chemicals & Coatings

Technical and Safety Data Sheet

Version: 2026

THE LAB BIO-WASH
Product Family: Degreasers & Surface Preparation (Heavy-Duty Water-Based Degreaser & Cleaner)

Typical System Guidance

Typical Surface Cleaning & Preparation System

1. Assess the substrate and determine the level and type of contamination.
2. Select the appropriate **THE LAB BIO-WASH** dilution according to the cleaning requirement.
3. Apply **THE LAB BIO-WASH** generously to the contaminated surface.
4. Allow sufficient contact time for the product to penetrate, loosen and lift dirt, grease and other contaminants.
5. Agitate with a suitable brush or broom where required.
6. Rinse the surface thoroughly with clean water.
7. Allow the substrate to dry completely before applying primers, waterproofing products, coatings or other The Lab systems.

Always select the appropriate dilution and cleaning procedure for the substrate and level of contamination.

Product Description

THE LAB BIO-WASH is a versatile, highly concentrated, heavy-duty water-based degreaser and cleaner formulated for effective removal of dirt, grease, oil and other contaminants from a wide range of hard surfaces.

The formulation incorporates biodegradable non-ionic and anionic surfactants, coupling agents, chelating agents and soil-suspending inorganic components. These work together to penetrate and lift contamination while helping to prevent dirt and grease from being redeposited onto the cleaned surface.

THE LAB BIO-WASH may be diluted with water according to the cleaning requirement and is suitable for applications ranging from general surface cleaning to heavy-duty degreasing.

Technical Data Summary

Property	Typical Value
Product Type	Heavy-Duty Water-Based Degreaser & Cleaner
Chemical Type	Alkaline Cleaning Solution
Appearance	Clear Liquid
Density	1.060–1.100 g/cm³
pH	10.00–13.80
Non-Volatile Content (NVC)	22–27% m/m
Solubility	Soluble in Water
Flammability	Non-Flammable under normal conditions of use
General Dilution Range	Undiluted to approximately 1:30, application dependent
Painted Floor Cleaning	1:20 with Water
Concrete Floor Cleaning	1:10 with Water
Heavy-Duty Cleaning	Up to 1:1 where required
Heavy-Duty Degreasing	Undiluted / approximately 1:5 with Water as applicable
Light-Duty Degreasing	Up to approximately 1:30 with Water
Steam Cleaner Pre-Dilution	Approximately 1:20
Steam Cleaner Final Dilution	Approximately 1:200 at Nozzle
Application Methods	Pour / Spray / Brush / Broom / Steam Cleaner
Rinse	Clean Water
Storage Temperature	4°C–30°C

Dilution requirements depend on the type and severity of contamination, substrate and cleaning method.

Intended Uses

THE LAB BIO-WASH is recommended for:

- General surface cleaning
- Surface preparation prior to painting and coating
- Degreasing of concrete floors
- Cleaning of painted floors
- Removal of oil and grease contamination
- Heavy-duty floor cleaning

- Light-duty degreasing
- Engine and equipment degreasing
- Workshop floors
- Factory and warehouse floors
- Commercial cleaning applications
- Cleaning hard surfaces prior to application of THE LAB coating systems
- Steam-cleaning applications

Principal Characteristics

- Highly concentrated formulation
- Heavy-duty cleaning and degreasing action
- Water-based
- Dilutable according to cleaning requirements
- Effective on grease, oil, dirt and general contamination
- Suitable for a wide range of hard surfaces
- Contains biodegradable surfactants
- Incorporates non-ionic and anionic surfactant technology
- Contains soil-suspending agents
- Helps prevent redeposition of dirt
- Leaves a clean, oil-free surface when correctly applied and rinsed
- Suitable for manual and mechanical cleaning methods
- Suitable for use through steam-cleaning equipment
- Non-flammable under normal conditions of use
- Water soluble
- Suitable as part of surface preparation prior to coating

Recommended Dilutions

Application	Recommended Dilution
Painted Floors	1:20 with Water
Concrete Floors	1:10 with Water
Heavy Contamination	As strong as 1:1 where required
Light-Duty Degreasing	Up to 1:30 with Water
Heavy-Duty Degreasing	Undiluted or approximately 1:5 depending on contamination
Steam Cleaner – Tank	Approximately 1:20
Steam Cleaner – Final Nozzle Dilution	Approximately 1:200

Important: Always assess the substrate and contamination before selecting the dilution. Test on a small inconspicuous area where substrate compatibility is uncertain.

Limitations

THE LAB BIO-WASH should not be used:

- Without appropriate personal protective equipment.
- On substrates where alkaline cleaning solutions may cause damage without first confirming compatibility.
- On electrical wiring, electrical equipment or electronic components.
- Without thoroughly rinsing surfaces where subsequent coating adhesion may be affected by cleaning residues.
- In a manner that allows uncontrolled discharge into drains, sewers or natural watercourses.

Avoid prolonged direct contact with skin and eyes.

Do not mix with incompatible chemicals, particularly strong acids or oxidising substances.

Do not store in aluminium or unsuitable metal containers.

Surface Preparation

Remove loose dirt, debris and excessive contamination before applying **THE LAB BIO-WASH.**

Determine the type and severity of contamination and select the appropriate dilution.

Where the product is being used as part of a coating preparation system, ensure that all grease, oil, dirt and cleaning residues are completely removed before proceeding with subsequent coating applications.

Application Guidelines

General Cleaning

Dilute **THE LAB BIO-WASH** according to the degree of contamination.

Apply a sufficient quantity of the diluted solution over the area to be cleaned.

Allow the solution to penetrate and loosen contamination where practical.

Agitate using a hard broom, brush or other suitable cleaning equipment where necessary.

Rinse thoroughly using:

- High-pressure water
- Hose pipe
- Clean water and suitable manual cleaning equipment

Allow the surface to dry completely before further treatment or coating.

Painted Floor Cleaning:

Dilute approximately:

1 part BIO-WASH to 20 parts clean water.

Apply to the floor, allow sufficient contact time, agitate where necessary and rinse thoroughly with clean water.

Concrete Floor Cleaning:

Dilute approximately:

1 part BIO-WASH to 10 parts clean water.

For severe contamination, stronger concentrations may be required.

Apply generously, allow the cleaner to penetrate the contamination, agitate and rinse thoroughly.

Heavy-Duty Degreasing:

For severe grease and oil contamination, **THE LAB BIO-WASH** may be used at stronger concentrations or undiluted where appropriate.

The source specification also provides approximately **1:5 dilution with water** for heavy-duty degreasing applications.

Apply by suitable spraying or cleaning equipment.

Allow sufficient contact time and agitate where required.

Warm water may be used to improve cleaning efficiency and reduce the amount of mechanical agitation required.

Rinse thoroughly after cleaning.

Light-Duty Degreasing:

For light contamination, **THE LAB BIO-WASH** may be diluted up to approximately:

1 part BIO-WASH to 30 parts clean water.

Apply, agitate where necessary and rinse thoroughly.

Steam Cleaning:

For steam-cleaning applications:

- Pre-dilute approximately **1:20** in the equipment tank.
- The final dilution at the nozzle may be approximately **1:200**.

Follow the equipment manufacturer's operating and safety requirements.

Avoid contact with electrical wiring and electronic equipment.

Cleaning & Rinsing:

Surfaces cleaned with **THE LAB BIO-WASH** must be thoroughly rinsed with clean water unless a specific The Lab system specification states otherwise.

Where the surface is to receive a subsequent primer, coating, waterproofing system or repair product, allow the substrate to dry completely before continuing.

Cleaning residues, grease or loosened contamination remaining on the substrate may adversely affect coating adhesion and performance.

Storage

Store **THE LAB BIO-WASH** in its original packaging in a cool, dry and well-ventilated area.

Recommended storage temperature:

4°C–30°C

Protect from:

- Direct sunlight
- Excessive heat
- Severe cold
- Ignition sources
- Strong oxidising materials
- Acids
- Incompatible metals

Do not store in aluminium or unsuitable steel containers.

Keep containers tightly closed when not in use.

Keep out of reach of children.

Disposal

Contain spillages and prevent the product from entering drains, sewers or natural watercourses.

Absorb spillages using suitable non-combustible absorbent material and dispose of contaminated material in accordance with applicable local regulations.

Dispose of unused product, cleaning solutions and empty containers responsibly.

Technical Advisory, Specification Support and Disclaimer

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The performance of any coating system is materially dependent upon factors beyond the control of The Lab Chemicals & Coatings, including but not limited to correct substrate assessment, cleaning and decontamination procedures, surface preparation, substrate condition, moisture content, environmental conditions, product storage and handling, mixing procedures where applicable, film thickness achievement, adherence to specified system build requirements, application techniques and ongoing maintenance practices.

Failure to strictly follow the instructions, specifications, limitations and recommendations contained within this Technical Data Sheet, associated specifications, written recommendations or supplementary documentation may adversely affect product performance and may invalidate performance expectations, warranties or related claims.

Users are strongly advised to conduct suitability trials and test applications under actual site conditions prior to full-scale application.

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