



Wilkinson Hi-Rise

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Trash Chute Cleaning

Why Clean a Trash Chute?

Are your residents complaining about recurring colds, allergic reactions, watery eyes and foul smells in landings and hallways? Chances are it's time to have your building's trash chutes and compactor cleaned. Cleaning trash chutes is a form of source air pollutant control. By eliminating the source of bacteria, which causes the foul odor, you also eliminate a significant source of air pollution. Indoor air pollution is "the highest risk to human health among all types of environmental problems," according to a 1990 Environmental Protection Agency report. And indoor air pollution levels are often ten times higher than those outdoors, according to the Air Conditioning and Refrigeration Institute.

Disturbing smells are not only distracting, they also can be dangerous. According to the U.S. Environmental Protection Agency, poor indoor air quality can cause short-term problems such as irritation of the eyes, nose and throat; headaches; dizziness and fatigue. Long-term health problems can develop after years of exposure to harmful air pollutants. Indoor air quality affects those who live and work in airtight buildings. Cleaning trash chutes frequently will improve the air quality and reduce odor by removing the mold, bacteria, scrap food "goo" and other items lingering inside the chute after trash disposal.

Testimonials

"Before contracting with Wilkinson High Rise for our trash chute and compactor maintenance we were stuck with a company that was not in our area and gave horrible service. What was once a headache is now a breeze. My Owners are pleased with the condition of their trash chutes. Compliments to Wilkinson for giving Palermo at the Colony personal service that works"

Don Hulgass-Palermo at the Colony

THE WILKINSON HI-RISE APPROACH

Wilkinson Hi-Rise has developed a process to clean the trash chute in your building. Our process will nurse your "sick" trash chute back to "good health". We have a 2 man or 3 man crew executing the process depending on the size and complexity of the trash chute. Our approach includes the following processes: Preparatory, Degreasing, Hot Water Power Washing, Final Trash Chute Door Cleaning & Deodorizing, and Final Trash Room Cleaning. We explain these processes for you on the following pages:

Preparatory Process

Examine the trash chute and make sure there are no obstructions. We check all floors to verify that there are no blockages. Many building managers have had experience with residents sending bulky items like furniture, golf club boxes, and Christmas trees down trash chute.

We apply covers to the smoke detector and/or heat detector devices located in the trash rooms and the top trash chute level. In addition, we request that the building fire alarm system be placed in test mode as a lot of steam is generated from the 150 degree water that is used to power wash the trash chute. We have had experience with fire alarms going off even with the protective covers in place.

Degreasing Process

If the way is clear, we spray a degreaser on the sides of the chute and on the inside of the trash chute door to loosen the collected grime. This will moisten and loosen the stuck-on “goo” and break it down into smaller components for easier removal with the hot water power wash. Rust will not be removed during this process or the hot water washing process.

Hot Water Power Washing Process

Wilkinson stages a “winch table” at the top chute intake door location. A picture of the winch table is shown on the next page. The winch requires a standard 110V outlet for power. The “arm” on the winch table is extended into the open chute intake door and a crew member lowers a hook from this location down the chute to the trash room below. The hot water spray head is connected to the hook by a 2nd crew member. A water hose is connected to a water supply hose bib in the trash room and water is run through the truck mounted hot water heater by the 2nd crew member. Once the hot water machine has been “primed”, the spray head is connected to the water hose. Using 2 way communication devices, the crew member in the trash room directs the crew member up top to begin raising the power wash head using the winch. The power wash spray head is raised approximately 1 floor per minute until the unit reaches the top chute door where the winch table is located. The crew member operating the winch notifies the crew member in the trash room to shut down the power washer at this time. The winch operator then begins to lower the high pressure spray head back down to the trash room.

Final Trash Chute Door Cleaning & Deodorizing Process

A 3rd crew member starts at the chute intake level directly beneath the winch table location. This person is responsible for removal of the tape from the door intake joints. The crew member opens the trash chute door and sprays deodorizer into the chute. This crew member then applies a cleaning agent to the inside of the trash chute door. The crew member scrubs the inside of the door and uses Brillo pads if required to make the inside of the door and the chute throat as clean as possible. Rust and scratches will not be able to be removed during this process. A 2nd application of deodorizer is sprayed on the inside of the door. Finally, the outside of the door is cleaned with stainless steel polish to obtain as much of the original door luster as possible. This process is repeated for every chute door. Finally, the top intake door is cleaned after the winch table has been removed by the other crew member.

Final Trash Room Cleaning Process

Once the trash room crew member shuts down the water connection to the chute power wash spray head, that crew member begins to clean up the “muck” that has accumulated in the trash room beneath the trash chute and also “squeegee” the water that has accumulated on the floor from the trash chute. This crew member will use a hand “wand” power washer to clean the compactor beneath the trash chute as well as the walls and floors immediately in the area of the trash chute. If there is electronic equipment in the trash room in the area of the trash chute, this equipment is protected with plastic sheeting. The trash room is left clean and all water is “squeegeed” to a floor drain located inside the trash room. Many building maintenance personnel are surprised at this additional step in our process but it makes sense since our crew member is located in the right place at the right time.

Cleaning Frequency

Wilkinson Hi-Rise suggests that the trash chute is cleaned at least on an annual basis. In cases where a building has a single trash chute or a large amount of residences using a chute, a frequency of twice per year is suggested. Trash chute cleaning should be considered routine preventive maintenance. Professional companies like Wilkinson Hi-Rise should be hired to perform this service rather than in-house building maintenance staff. The chutes are very difficult to clean effectively without the right equipment as shown in the photos on the next page.

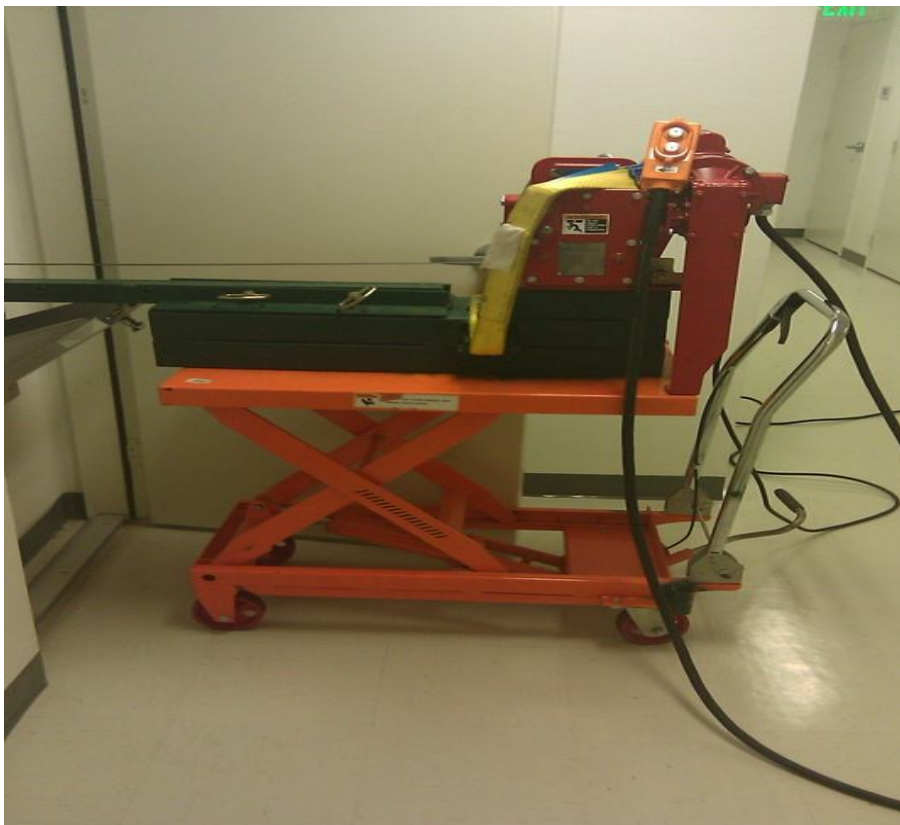
How Long Does It Take?

Our process will take 2-3 hours per chute depending on the height of the building. A 20 story condominium that has 2 trash chutes will require a total of 5 hours from start to finish.

Below and on the next page are pictures of our equipment:



This is the temperature and pressure machine.



This is the winch table that goes at the top floor.

High Pressure Spray Head



Before and After



Chute Cleaning-Before



Chute Cleaning-After