



The Professional's Choice



PRODUCT SPECIFICATION DOCUMENT

ECO-PRO MOLD & MILDEW STAIN REMOVER -CONCENTRATE -



ECO-PRO™

MOLD & MILDEW STAIN REMOVER — CONCENTRATE

Item No. 118-026, UPC: 850081272052

- Plant-Based Formula • pH Neutral • Environmentally Safe • TDS Deck Care System Protocol
- ✓ MARPOL Annex V Compliant • ✓ Florida Clean Marina Program Compliant •
 - ✓ Safe for Waterways & Environmentally Safe

PRODUCT OVERVIEW

ECO-PRO Mold & Mildew Stain Remover is an eco-revolutionary, plant-based concentrate specifically formulated to tackle the most challenging problem on Super Yacht decks, teak and composite surfaces in the ever-changing marine environments worldwide: Mold and Mildew stains! When mixed with water, Eco-PRO delivers a powerful yet non-toxic, biodegradable solution that eliminates odors, attacks mold and mildew stains while being safe for waterways, kids, pets, and the environment. ECO-PRO removes Grease, Oil, Fish Blood/Guts, Algae, Food & Animal Stains aside from Mold & Mildew Stains.

Designed as the cornerstone of the TDS Deck Care System (use in conjunction with ECO-100 and ECO-300 for a complete deck care system maintenance protocol), ECO-PRO provides superior stain removal on teak, composite, cork, non-skid fiberglass, and EVA foam surfaces. Ideal for professional Super Yacht Captains, Marina Operators, Deck Crews and discerning boat owners who demand performance without compromising ecological responsibility.

ECO-PRO is designed to be the first step in the TDS Deck Care System maintenance protocol. When a new deck has been installed or has just been sanded, then Owners, Captains and Crew are to use ECO-PRO as the first

treatment to the yacht’s deck. With this first application, users are not only treating the new/renewed surface for existing dirt, grease, mold and mildew stains, they are preparing the deck to be renewed before new stains occur allowing the deck to be easily cleaned weeks later with TDS ECO-100 Teak Powder Cleaner and/or TDS ECO-300 Brightener & Cleaner. ECO-PRO should be applied every 3-4 months during the heavy use season or as needed and is used interchangeably with TDS ECO-100 and ECO-300 Cleaners.

If the user is simply addressing the common need for mold & mildew stain removal throughout the year, ECO-PRO can be applied to new or aged yacht decks. Do not be concerned about interrupting your current cleaning protocol using ECO-100 and ECO-300. All three of TeakDecking Systems Eco Range works in conjunction with one another, simply apply ECO-PRO Mold & Mild Stain Remover on your next scheduled clean. The product is a great drop-in for your currently cleaning program.

ECO-PRO is also a great beginning and end of season deck treatment to keep Mold & Mildew Stains away during the off-season: simply apply prior to winter storage and then again at Spring when the boat is brought back out for service & use. Otherwise simply use ECO-PRO as needed on your yacht deck when you see Mold & Mildew Stains appearing. Do not let Mold & Mildew stains persist on your deck or caulk as this can lead to stains in the caulk that can only be removed by sanding.

In all cases, Deck surface temperature must between 40°F-125°Fahrenheit (4°-51.7° Celsius) for effective stain removal, therefore the best time of day for ECO-PRO application treatment is either in the morning or evening. The application method and rinse requirements are the same whether the deck surface is Teak, Composite, Cork, Fiberglass Non-Skid or EVA foam deck.

BONUS: ECO-PRO can also be used as a spot stain remover for textiles and fabrics including Vinyl and even glass or water drain lines on the deck to remove mildew odors.

SEE PHOTOS of ECO-PRO USAGE, APPLICATION and RESULTS AT THE END OF THIS DOCUMENT.

KEY FEATURES & BENEFITS

<p>✓ Plant-Based & pH Neutral Advanced plant-derived detergent technology cleans effectively without caustic acids, caustic sodas, phosphates, biocides, or bleaches. Biodegradable and waterway-safe.</p>	<p>✓ Broad-Spectrum Stain Removal Targets mold and mildew stains, algae, grease, oil, fish blood and residue, food spills, and animal stains while remaining safe for deck surfaces and caulking.</p>
<p>✓ Non-Toxic, VOC-Free & Family Safe Zero-VOC formula designed for use around families and pets. Ideal for high-traffic marine environments and enclosed spaces. Made in the USA.</p>	<p>✓ High Yield & Cost Effective One 32 oz quart (946 mL) makes up to 8+ gallons (30.3 L) of ready-to-use solution, with typical coverage of approximately 100–120 sq ft per mixed gallon, or up to 1,000 sq ft (92.9 sq m) per quart.</p>
<p>✓ Safe on Multiple Surfaces Suitable for teak, composite, cork, non-skid fiberglass, and EVA foam decks. Also safe for glass, metal, textiles, wood, and delicate fabrics when used as directed.</p>	<p>✓ Easy Application Mix the concentrate with fresh water, apply liberally, allow a short dwell time, scrub, and rinse clean. Do not mix with seawater or salt water.</p>
<p>✓ Part of the TDS Deck Care System Works with ECO-100 Cleaner and ECO-300 Brightener & Cleaner as part of an integrated maintenance protocol for year-round deck protection and appearance.</p>	<p>✓ Regulatory Compliant Meets Florida Clean Marina and MARPOL Annex V guidelines and is formulated for safe discharge in marina environments when used as directed.</p>

WHY ECO-PRO OUTPERFORMS BLEACH, CAUSTIC ACIDS & CAUSTIC SODA CLEANERS

Traditional bleach (sodium hypochlorite), caustic acids, and caustic sodas (sodium hydroxide) cleaners are aggressive options for mold/mildew stains but carry serious risks on marine decks. ECO-PRO provides effective, long-term results with superior safety and compliance:

Factor	ECO-PRO (Plant-Based)	Bleach-Based Cleaners	Caustic Acid / Caustic Soda Cleaners
Surface Safety	pH neutral; safe on teak grain, composite, caulk, sealers, stainless-steel, paint, fabrics. No etching or degradation.	Highly alkaline/corrosive; damages teak fibers, lifts caulk, discolors composites, etches stainless & hardware.	Extremely high pH (12-14); severely damages teak (raises grain, darkens, weakens wood), attacks caulk/composites/paint, can pit stainless.
Eco & Waterways	Biodegradable, phosphate-free, no biocides; MARPOL Annex V & Florida Clean Marina compliant; safe for discharge.	Toxic to aquatic life; restricted or banned in many marinas; contributes to waterway pollution.	Highly toxic and persistent environmental hazard; not MARPOL compliant; restricted in clean marinas; requires special disposal.
Health & Safety	Non-toxic, VOC-free, kid & pet safe; pleasant scent and no odor while cleaning; low PPE requirements (in case of allergic reactions).	Strong fumes, corrosive to skin/eyes/lungs; requires heavy PPE, ventilation; higher liability risk.	Extremely corrosive — causes severe chemical burns to skin/eyes; respiratory hazard; requires full PPE, respirator, and emergency protocols.
Performance & Longevity	Removes organic stains at root + integrates with TDS Sealer system for ongoing protection (60-90 day cycles).	Kills surface mold only; does not penetrate porous teak; short-term fix; can accelerate re-growth in some conditions.	Aggressive short-term cleaning but causes long-term surface damage and structural weakening; no ongoing protection; leads to faster re-soiling.
Ease & Compliance	Simple dilution (4-6 oz/gal of water); no neutralization step; supports global eco-certifications and insurance requirements. Simply Apply, Soak, Scrub & Rinse	Often requires neutralization/rinse protocols; higher risk of over-application damage and customer claims.	Requires neutralization, special handling/disposal, heavy PPE; high liability/insurance risk; conflicts with eco and clean marina standards.

QUICK FACTS AT A GLANCE

Dilution (Standard)	4 oz (118ml) concentrate per 1 gallon (3.8L) fresh water (do not use ocean water / salt water)
Dilution (Heavy Stains)	6 oz concentrate per 1 gallon fresh water
Yield per Quart (32 oz)	Up to 8+ gallons (30.3 L) of ready-to-use stain remover
Coverage	Approx. 100-120 sq ft (9-11 sqm) per gallon (3.8L) of mixed solution
Shelf Life (Concentrate)	36 months from manufacture date, unopened
Shelf Life (Mixed w/ Water)	Active mold & mildew stain remover for 30-45 days
pH Level	Neutral (pH balanced for marine surfaces)
Storage Requirements	45–100°F (9–37°C). Keep from freezing. Avoid direct sunlight & high heat. DO NOT FREEZE
Unit Size	1 Quart (32 fl oz / 946 mL) HDPE bottle with screw-top cap

PRICING (\$USD) — DISTRIBUTOR & RETAIL

MSRP (Manufacturer's Suggested Retail Price)	Suggested Retail Price (Recommended Sell-Through to End Users)	Distributor / Wholesale (Volume Pricing Available)
\$85.00 per Quart (32 oz / 946ml)	\$45.80 per Quart (32 oz / 946ml)	Contact TDS Product Sales for tiered pricing & programs

PRICING CLARIFICATION: The MSRP of \$85.00 per quart is the Manufacturer's Suggested Retail Price, serving as the premium list price and reference for Minimum Advertised Price (MAP) policies to protect brand value and retailer margins. The Suggested Retail Price of \$45.80 per quart is the recommended competitive sell-through price to end-users (yacht owners, captains, marinas), designed to drive volume while still delivering strong distributor margins (typically 40-55%+ depending on volume tier and programs). Contact TDS for current wholesale pricing, volume breaks, and co-op marketing support.

PACKAGING & LOGISTICS HIGHLIGHTS

Unit of Sale	1 Quart (32 fl oz / 946 mL) bottle
Master Case	12 quarts per Case Dimensions: 11" x 14" x 10" (LxWxH) Weight: <30 lbs
Pallet	99 cases (1,188 quarts) TI/HL 11/9 Approx. pallet weight: ~2,900 lbs
Container Load (20')	~10–11 pallets (approx. 10,890–11,979 quarts) — confirm with freight forwarder
Container Load (40')	~22–24 pallets typical — optimize with mixed TDS products for full container programs
Ordering	Contact TDS Products Department products@teakdecking.com +1-941-456-0600 teakdecking.com
Lead Time / Minimums	Standard stock items: 5–10 business days. 5 master case recommended for new distributors; smaller test orders available. Existing Distributors & Re-Order MOQ's= 2 cases (24 quarts)

DETAILED TECHNICAL SPECIFICATIONS

Parameter	Specification	Notes / Implications for Distributors & End Users
Formula Type	Plant-based detergent/ surfactant blend	Biodegradable, no harsh chemicals. Appeals to eco-conscious yacht owners and marinas seeking green certifications.
pH	Neutral (approx. 7.0-8.0)	Safe on teak, composites, caulks, sealers, stainless, paint, glass, fabrics, and galley surfaces. Minimal risk of surface damage or discoloration.
VOC Content	Zero VOCs	Compliant with strict environmental regs; suitable for enclosed spaces and air-quality sensitive applications.
Biodegradability	Readily biodegradable	Supports MARPOL Annex V compliance and "Clean Marina" designations. Safe for discharge in approved marina systems.
Dilution Rate (Standard)	4 fl oz (118 mL) concentrate + 1 gal (3.79 L) fresh water	Yields ~8 gallons/30.3 Liters of total solution per quart. Simple 1:32 ratio (approx.). Cost-effective for routine maintenance programs.
Dilution Rate (Heavy Soil)	6 fl oz (177 mL) concentrate + 1 gal(3.79L) fresh water	For severe mold/mildew stains or neglected decks. Still economical; one quart yields ~5.3 gallons /20 Liters of heavy-duty solution.
Application Method	Pump sprayer, soft-bristle brush, deck squeegee (preferred), or sponge	Flexible for large deck areas or spot treatment. No specialized equipment required. Deck surface temperature must between 40F-125Fahrenheit (4-51.7 Celsius) for effective stain removal
Dwell Time	2–5 minutes (do not allow to dry)	Re-wet as needed. Agitate then rinse thoroughly. Critical for optimal results on porous teak.
Coverage per Mixed Gallon	100–120 sq ft (9–11 sqm)	Varies with surface porosity, stain severity, and application thickness. Plan ~1 quart concentrate per 800–1,000 sqft (92.9sqm) for a standard treatment. For Heavy stain removal plan ~1 quart concentrate per 600sqft (55.7sqm). Full 12unit Case coverage= +7,600-12,000 sqft coverage (700sqm)
Spot Treatment	Dilute 1.5 oz concentrate in 1 quart spray bottle water	Perfect for furniture, carpets, vinyl, clothing, or small deck spots. 5 min dwell, scrub, blot or rinse.
Post-Application	Rinse with Water. Follow with ECO-100 or ECO-300 for ongoing protection within 1 month	Rotating system keeps decks pristine. Reapply ECO-PRO every 60–90 days or after sanding.
Shelf Life - Concentrate	36 months (unopened, proper storage)	Long inventory life reduces waste and obsolescence risk for distributors. Track lot codes for FIFO implementation by Distributors
Shelf Life - Mixed Solution	30–45 days active performance (once mixed with water).	Advise end users to mix only what they need for the job or week. Label mixed containers with date. DO NOT MIX WITH SALT WATER
Storage Temperature	45–100°F (9–37°C)	Protect from freezing (product may separate or lose efficacy) and excessive heat/direct sun (degradation risk). Indoor climate-controlled storage ideal. DO NOT FREEZE. Shake before pouring.
Container	HDPE quart bottle with white screw cap and pressure sensitive seal	Durable for marine environments. Easy pour/mix. Recyclable where facilities exist.
Master Case Qty	12 quarts / case	Convenient case quantity for retail display or job-site delivery.
Master Case Dimensions	11" L x 14" W x 10" H	Compact for warehouse racking and container loading.
Case Gross Weight	< 30 lbs (13.6 kg)	OSHA-friendly for manual handling; reduces shipping costs vs heavier liquids.
Pallet TI / HI	11 cases per tier / 9 tiers high	Standard GMA pallet configuration. Easy to calculate container loads.
Units per Pallet	99 cases = 1,188 quarts	Full-pallet ordering simplifies freight quoting and minimizes partial pallet surcharges.
Pallet Dimensions (approx.)	48" x 40" x 90" H (standard)	Fits standard 20' and 40' containers efficiently. ~10–11 pallets per 20' container depending on stacking.
Country of Origin	United States of America	Supports "Made in USA" marketing claims. Simplifies import documentation for international distributors.
Item Number & UPC Barcode	118-026 / 850081272052	Use for ordering, inventory, and warranty tracking.

RECOMMENDED USAGE INSTRUCTIONS (SUMMARY)

Simple Cleaning Steps: Dilute Concentrate into Water, Apply to Surface to be treated, Allow dwell time for 3 minutes, scrub with multidirectional brush/pad and rinse away with water from the hose.

Standard Cleaning Dilution: Add 4 oz / 118ml ECO-PRO concentrate to 1 gallon / 3.79 L fresh water (not oceanwater). Stir to disperse.

Heavy Stain Dilution: Add 6 oz / 177ml ECO-PRO concentrate to 1 gallon / 3.79 L fresh water for severe mold/mildew buildup.

Application Steps:

1. **Prepare:** Shake concentrate briefly before pouring. Fill bucket or pump-sprayer with diluted solution. For large decks, work in manageable sections preferably with a squeegee to spread concentrate mix evenly over the deck. Deck surface temperature must be between 40°F-125°F Fahrenheit (4°-51.7° Celsius), therefore application and treatment washes need to occur either in the morning or evening when deck surface temperatures have dropped within range.
2. **Apply:** Spray or pour onto surface. Ensure even coverage using a squeegee. For best results on new or freshly sanded teak, apply after installation or sand-outs.
3. **Dwell:** Allow 2–5 minutes contact time. For heavy stains allow product to dwell for 10-15 minutes. Do not let product dry on the surface — re-wet/mist as needed to keep moist.
4. **Agitate:** Scrub with soft-to-medium bristle brush, multi-directional sponge, or deck squeegee. Work the product into the grain/porous areas. Do not scrub too-hard, but a solid or good firm scrub is certainly warranted.
5. **Rinse:** Thoroughly rinse with clean fresh water, ensuring all residue and loosened dirt is flushed away. Repeat for stubborn areas.
6. **Dry & Protect:** Allow to dry completely.
7. **Application Protocol:** Follow up with TDS ECO-100 or ECO-300 cleaners for long-term protection as they can be used interchangeably. Reapply ECO-PRO every 60-120 days in-between deck cleanings with ECO-100 or ECO-300 or after heavy use or deck re-fits/sanding. **RECOMMENDED CADENCE is ever 90 days**

Spot Treatment: For small areas, furniture, or fabrics — dilute 1.5 oz concentrate into a 1-quart spray bottle of water. Spray, dwell 5 min, scrub gently, then blot or rinse clean.



Easy dilution & application — just shake and add concentrate to fresh water to make mixture

Pro Tip for Yacht Crews: After a full deck scrub, some captains reduce to a lighter 2 oz/gallon maintenance blend for monthly touch-ups, saving labor and product while maintaining appearance. At the 2oz / 60ml dilution rate in 1 gallon / 3.79 L of water, then Crew can simply apply on and walk away, no rinsing required!

MAINTENANCE & CLEANING PROTOCOL

In order to protect your investment into a Teak deck it is imperative to follow TDS Deck Care System Cleaning Protocol. This will ensure your teak deck continues to look outstanding and perform throughout the years. There is no other cleaning protocol that combines eco-friendly chemistry with the cleaning performance that protects the deck for a beautiful and functional use over its life-span.

New Deck Installation or Sand-Outs: If you are a lucky new owner of a yacht or you have just finished a refit and new deck sand-out, TDS Deck Care System protocol calls for applying ECO-PRO once the deck has been cleaned of any dry debris. Once complete the deck should be cleaned within 45-60 days using ECO-100 Teak Cleaning Powder. Within the next 30-45 days then rotate to use ECO-300 Teak Brightener.

Existing/Operating Yacht Decks: Do not stress, you are in luck. It is never too late to start to remove Mold & Mildew Stains on the Yacht deck. ECO-PRO is interchangeable with ECO-100 and ECO-300. In this case simply add in ECO-PRO to the cleaning regiment but keep your ECO-PRO applications to every 60-90 days. You can follow up your cleaning with either ECO-100 or ECO-300 once the ECO-PRO has been applied within 45-60 days.

SAFETY, HANDLING & COMPLIANCE

WARNING: May cause skin and eye irritation. **KEEP OUT OF REACH OF CHILDREN.**

IF ON SKIN: Wash with plenty of water. **IF IN EYES:** Rinse cautiously with water for several minutes. Remove contact lenses if present and easy to do. Continue rinsing. If irritation persists, seek medical advice.

Important: Before blending with water, if you notice any allergic reaction (skin irritation, breathing difficulty) while using this plant-based formula, discontinue use and consult a healthcare professional. Always wear appropriate PPE (gloves, eye protection) for prolonged professional use. Wash hands and exposed skin after handling.

Compliance & Environmental: This product is formulated to meet or exceed requirements for Florida Clean Marina Program participation and MARPOL Annex V guidelines for garbage/waste discharge at sea and in port. It contains no phosphates, no added biocides, and is designed to minimize aquatic toxicity when used and rinsed as directed. Always check local marina or port authority rules before discharge.

Unit of Sale	1 Quart (32 fl oz / 946 mL) bottle, Item No. 118-026
Master Case	12 bottles per case Dimensions: 11" x 14" x 10" (LxWxH) Weight: <30 lbs
Pallet	99 cases (1,188 quarts) TI/Hi 11/9 Approx. pallet weight: ~2,900 lbs
Container Load (20')	~10–11 pallets (approx. 10,890–11,979 quarts) — confirm with freight forwarder
Container Load (40')	~22–24 pallets typical — optimize with mixed TDS products for full container programs
Ordering	Contact TDS Products Department products@teakdecking.com +1-941-456-0600 teakdecking.com
Lead Time	Standard stock items: 5–10 business days.
Minimum Order	5 master case (12 quarts) recommended for new distributors; smaller test orders available. 2 master Case (24 quarts) recommended for existing distributors

PHOTOS: USAGE, APPLICATION, RESULTS



Measure prescribed amount of Concentrate (2,4 or 6oz) — just add concentrate to fresh water and mix



Add ECO-PRO concentrate to fresh water and a simple Mix/Stir will do





Ready to apply to Deck: Simply Pour On and spread evenly with Brush or Squeegee. Make sure once applied to wait 2-5 minutes prior to scrubbing



Apply to Deck: Simply Pour On and spread evenly with Brush or Squeegee, then Wait 2-5minutes and do not allow the mixture to Dry, also keep moist by reapplying the mixture as needed.



Get To Scrubbing, but do not scrub too hard, we do not want you to chew up your lovely deck. A medium firm pressure will do. TeakDecking Systems strongly suggests using a multi-directional brush also keep moist by reapplying the mixture as needed.



Admire the work you have done. The deck is ready for a rinse! Never use a power washer on Teak decks for application or rinsing.





Make Sure to rinse away all dirt, Mold & Mildew Stains



For Spot Treatments for Mold & Mildew Stains simply add mix to a spray bottle





Allow to Dry and enjoy your results!



DISCLAIMER: Teakdecking Systems, Inc. (TDS) is not responsible for the manner in which this product is used. Liability is limited to replacing defective product. In no case will TDS be liable for incidental or consequential damages. Always test in an inconspicuous area first. Results may vary based on surface condition, application technique, water quality, and environmental factors. This document is for informational purposes and does not constitute a warranty, express or implied. Specifications subject to change without notice. For the most current SDS, technical data, or distributor agreements, contact TDS directly.

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