

SEALER TO BLOCK SUBSTRATE ODOR

Multi-Family Odor Seal



DIVISION

Division 3

- 03 54 13 Gypsum Cement Underlayment
- 03 01 00 Maintenance of Concrete
- 03 54 16 Hydraulic Cement Underlayment

SUITABLE SUBSTRATES

- Absorbent Gypsum
- Absorbent interior concrete

LEED

Multi-Family Odor Sealer may contribute to LEED 4 credits in the following categories:

Indoor Environmental Quality (EQ) (3 points)
Low Emitting Materials

Materials and Resources (MR)
Sourcing of Raw Materials (1-2 points)
Regional Manufacturing:
Rocky River, OH

Multi-Family Odor Seal is a water-based emulsion that penetrates into absorbent substrates and forms a strong odor and water-resistant film. Enzymatic treatments consume what they can at the odors source, however fresh spills often reactivate remaining substrate contamination and release additional odor.

FloorPrep Multi-Family Odor Seal penetrates into absorbent substrates and forms a highly water-resistant film locking moisture out, and odors in. Application of Multi-Family Odor Seal is simple, and typically dries to the touch within 60 - 90 minutes.

Once dried, Cementitious patches and LVP/LVT adhesives may be applied directly to the Odor Sealer. Self-leveling underlayments (SLUs) require an application of appropriate primer (Primer MF/Primer 360) over the Multifamily Odor Seal. Apply the Primer to the dry Multi-Family Odor Seal per manufacturers instructions for "non-absorbent" substrates.

Features

- Seals old odors in, keeps new ones out!
- Simple application by broom
- Quick Drying (typically under 60 minutes)
- Low odor and Low VOC
- Compatible with most flooring adhesives, underlayments, patches, primers & adhesives.
- Blocks or diminishes transfer of odor stains into finished flooring

Properties

Mixing Ratio	Apply without dilution
Yield	Typically 350 – 500 ft ² per Gallon, depending on substrate porosity.
Application Temperature	50° – 90°F (10-32°C)
Color	Light Green
Odor	Light Mint Odor
SKU	D-MFOS5G, D-MFOS50G
VOC (Rule 1168 SCAQMD)	< 30g/l
Flash Point	> 212° F (100° C)
Shelf Life & Storage	12 Months when stored in dry conditions in original, unopened package at 60° - 80° F (DO NOT ALLOW TO FREEZE. Once freeze takes place, dispose of product per local regulations.)

LIMITED WARRANTY:

Multi-Family Odor Sealer is warranted by Dependable, LLC to the initial purchaser only that the goods sold hereunder will be free from defects in material and workmanship and, except as otherwise set forth herein, will conform to the specifications provided. If any failure to meet this warranty appears within one year from the date of shipment of the goods, on the condition that Dependable, LLC. will correct any such failure by either replacing or repairing any defective goods, at Dependable, LLC's option.

The preceding paragraph sets forth the exclusive remedy for all claims based on failure of or defect in the goods sold hereunder, whether such failure or defect arises before or during the warranty period and whether a claim, however instituted, is based on contract, indemnity, warranty, tort (including negligence), strict liability or otherwise. The forgoing warranty is exclusive and is in lieu of all other warranties whether written, oral, implied or statutory.

**24 HOUR EMERGENCY:
CHEMTREC®
1-800-424-9300
NON-TOXIC and
NON-FLAMMABLE**

Keep container closed and keep away from children. May cause slight eye abrasion or irritation if spilled or rubbed in eyes. Flush thoroughly with water.

If taken internally, call a physician. Technical Assistance:
Visit our website: floorprep.com
or call 1-800-227-3434.



Flooring Experts since 1951

Published technical data & instructions are subject to change without notice. Please contact Dependable for the most current technical data, safety data & application instructions.

PREPARATION AND APPLICATION FOR PROFESSIONAL USE ONLY

Surface Condition

For use in dry, properly prepared interior environments only. Substrates must be sound, clean, dry and free of contaminants (oil, dirt, laitance, adhesive residue) that may interfere with penetration of the Odor Seal into the substrate. Avoid use of sweeping compounds on target substrate.

Adhesive Residue

Remove adhesives mechanically to allow Multi-Family Odor Seal to penetrate the substrate.

Temperatures and Mockup

Acclimate the material to a minimum of 50° F prior to mixing. If uncertain of suitability or bond, test an inconspicuous area for compatibility and adequate bond prior to proceeding. Maintain a minimum of 50° F before, during the application and for 72 hours after installation.

Moisture

Multi-Family Odor Seal is not a suitable membrane to block moisture emissions in concrete. Reference Platform Epoxy Mitigation System (EMS) moisture vapor remediation coating that conforms to ASTM F3010.

SUBSTRATE SPECIFIC PREPARATION

Gypsum Surfaces

Gypsum-based underlayments; Remove loose broken Gypsum, vacuum remaining dust and debris to a sound, clean surface.

Concrete

In addition to general surface preparation guidelines above, concrete must be minimum 28 days old, absorbent, free of efflorescence and hydrostatic pressure.

APPLICATION PROCEDURES

Multi-Family Odor Seal offers simple application

- Mix gently for 1-2 minutes to a homogeneous state immediately before use
- After substrate is clean and debris free;
 - Pour undiluted Multi-Family Odor Block directly onto the substrate
 - Spray liberally (using a Chapin or Hudson Type Sprayer)
- Once floor is saturated, use a fine tipped broom to "encapsulate surface dust, and work Multi-Family Odor Seal into the substrate in North/South and East/West directions."
- Broom out puddles
- Allow floor to remain wet with Odor Seal for a minimum of 10 minutes

CLEAN-UP AND DISPOSAL

Wash hands and tools with soap & water before the material hardens, or within 5 minutes of material contact to ensure easiest removal. Cured material must be removed mechanically. Dispose waste or excess material in accordance with all local, state and federal regulations. Hardened material is generally considered construction waste.

DRY TIME PRIOR TO FLOORING INSTALLATION

Multi-Family Odor Seal is self-drying and typically dries within 60 – 90 minutes of application. Drying time may be slowed by cool ambient temperatures and/or high humidity. Drying may be accelerated by increasing air movement (open window, fans at 45° angle to the floor) to evacuate humidity from the area. Avoid direct sunlight and direct air movement across the surface of the Multi-Family Odor Sealer during the curing process.



800 | 227 | 3434
info@dependable.us P 440 | 333 | 1123
floorprep.com F 440 | 333 | 3781

2023/2
Page 2/2