

Topcoat and Sealer



DIVISION

Division 3
03 54 13 Gypsum Cement Underlayment

SUITABLE SUBSTRATES

- Absorbent Gypsum

LEED

FloorPrep Topcoat and 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

Floorprep’s Gypsum Topcoat and Sealer is a water-based emulsion that penetrates into gypsum substrates, binds dust and prepares the surface to receive finished floor coverings. FloorPrep Topcoat and Sealer meets the ASTM F2419 requirement for preparing gypsum to receive resilient flooring.

Application of FloorPrep Topcoat and Sealer is simple and typically dries to the touch within 45 - 90 minutes. Once dried, LVP/LVT, Tile thinset mortars and more may be applied directly to Topcoat Sealer (as quickly as 45 mins after Topcoat application). Self-leveling underlayments (SLUs) require an application of appropriate primer (Primer MF/Primer 360) over the Topcoat and Sealer. Apply the Primer to the dry Topcoat and Sealer per manufacturers instructions for “non-absorbent substrates.”

Features

- Topcoat and Sealer for Gypsum substrates.
- Meets ASTM F2419 “Standard Practice for Installation of Thick Poured Gypsum Concrete Underlayments and Preparation of the Surface to Receive Resilient Flooring.”
- Quick Drying (45 - 90 minutes).
- Low odor and Ultra Low VOC.
- Compatible with most flooring adhesives.
- Suitable for both newly placed Gypsum underlayments and sound existing gypsum underlayments.

Properties

Mixing Ratio	1:1 Water:Primer
Coverage	Dilute 1:1 (Water:Topcoat and Sealer) Up to 250 - 350 ft ² per diluted gallon. Apply by soft tipped broom
Application Temperature	50° – 90°F (10-32°C)
Color	White/Clear
SKU	D-TCS4x1, D-TCS5G
VOC (Rule 1168 SCAQMD)	< 25g/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 subject to local regulations.

**Coverage is ultimately determined by substrate texture and porosity. Dusty, rough and/or porous surfaces will reduce coverage.*

LIMITED WARRANTY:

FloorPrep Topcoat and 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:
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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.

GENERAL GUIDELINES

- For use in dry, properly prepared interior environments only.
- For application when substrate and ambient conditions are between 50° - 90°F (10°- 32°C), for 72 hours prior to the installation and maintained within that range for 72 hours after installation.
- Protect curing Topcoat and Sealer from traffic and contamination until completely dry, and ready for adhesive application.
- To avoid contamination by traffic, site work, dust etc., complete adhesive application within 2 – 4 hours immediately after FloorPrep Topcoat and Sealer is dried.
- Recommendations from the floor covering adhesive manufacturer supersede these recommendations.
- Installation must conform to applicable local, state and federal building codes.

PREPARATION AND APPLICATION FOR PROFESSIONAL USE ONLY

APPLICATION PREPARATION

Substrate Condition: Dry, interior substrates must be sound, clean, dry and free of contaminants (oil, dirt, laitance, adhesive residue) that may interfere with penetration of the Topcoat Sealer into the substrate. Avoid use of sweeping compounds on target substrate.

APPLICATION PROCEDURES

FloorPrep Topcoat and Sealer offers simple application

- Dilute Topcoat Sealer 1:1 with potable water and mix gently for 1-2 minutes to a homogeneous state immediately before use.
- After substrate is clean and debris free;
 - Pour diluted (1:1) Topcoat and Sealer directly onto the substrate and immediately spread by fine tip broom.
 - Spray diluted (1:1) Topcoat and Sealer (using a Chapin or Hudson Type Sprayer)
- Once floor is saturated, use a fine tipped broom to “encapsulate surface dust, and work Topcoat and Sealer into the substrate in North/South and East/West directions.”
- Broom out puddles

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

FloorPrep Topcoat and Sealer typically dries within 45 – 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 air movement across the surface of the FloorPrep Topcoat and Sealer during the curing process.



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