

Maxxon® Commercial Unset™

Installation

Tools Needed

- Short-nap roller or brush (if rolling)
- Multipurpose sprayer, i.e., Hudson sprayer (if spray applying)
- Long-handled razor floor scraper
- Floor scrubber with black pad

Installation of Test Patch

It is recommended that a test patch be treated with Unset before the full thinset or carpet removal process begins. Apply Maxxon Commercial Unset on a sample area to determine coverage and dwell time needed to remove the targeted material. Coverage and dwell time can vary based on the thickness, age, and type of thinset and broadloom carpet adhesive.

Surface Preparation

For thinset removal all tile or floor coverings should be removed from the area to be treated. The surface should be free of pooled water or other liquids, free of excess dust and dirt, and all loose or unbonded material should be removed. For removal of broadloom carpet and its adhesive, remove dirt and debris that could interfere with Unset soaking through the carpet.

Before application protect all areas that are not to be treated. Maxxon Commercial Unset will remove many other polymer-based coatings, such as latex paints and floor sealers. Care should be taken to protect areas not being treated.

Application

Maxxon Commercial Unset can be used directly from the pail without mixing. Do not dilute Maxxon Commercial Unset.

The goal is to apply uniform coat of Unset to completely saturate to rejection the target floor product to be removed. Maxxon Commercial Unset can be either directly rolled or spray applied onto polymer-modified thinsets. Apply at a rate of 80–120 ft²/gal depending on the absorption and roughness of the surface. After application of Unset the surface of the thinset should appear evenly covered and saturated with the liquid.

Maxxon Commercial Unset can be spray applied directly to a broadloom carpet surface. Apply at a coverage rate to saturate the carpet to soften and debond the adhesive below.

Once Unset is applied, protect target area from interference from equipment traffic, walk-on traffic, rain, etc. Any unused Unset can be re-sealed for future use but must be stored with lid completely sealed.

Dwell Time

Once properly applied to the target floor area, allow Maxxon Commercial Unset to dwell on the surface for a minimum of 4 hours, and up to overnight. Maxxon Commercial Unset will still be “wet” after 2 hours; however, with longer dwell times Unset can dry out which may alter how the thinset material scrapes off the substrate. If the Unset completely dries, reapplication may be required to provide easier removal of the adhesive or thinset.

Dwell time will increase with colder ambient and substrate temperatures and may vary based on type of material being removed. Always perform a test patch to determine adequate dwell time and ease of removal. DO NOT agitate or interfere with the surface once the product has been applied. Test the area to be cleaned after the minimum dwell time listed above. If material removal is not easy to accomplish, allow Unset to dwell longer. Application of a test patch will provide information on the needed time.



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Removal

After sufficient dwell time, as determined from the test patch, use a sharp, long-handled razor floor scraper to remove the target thinset. If dwell time was sufficient, thinset should be able to be scraped off and remove. Ensuring the scraper gets fully between the thinset and concrete when beginning to scrape, the materials should peel off the underlying substrate in strips or chunks. Broadloom carpet can be peeled away from the concrete subfloor and a floor scraper used for finish adhesive removal.



After Maxxon Commercial Unset is used on concrete the surface must be cleaned using water and black pad floor scrubber. If the concrete slab requires further cleaning, an increase in porosity, or a CSP for the replacement flooring, use Maxxon® Commercial Profile. Refer to the Maxxon Commercial Profile Technical Data sheet or contact Maxxon Corporation for further instructions.

Limitations

For questions regarding these limitations or for applications other than those described herein, contact Maxxon Corporation at (800) 238-8461.

1. For interior use only.
2. Do not store below 50°F (10°C).
3. Do not use if ambient and/or concrete surface temperatures are below 55°F (13°C).
4. Do not dilute product.
5. Perform test area to determine specific coverage and dwell time requirements for an individual job.
6. Ensure adequate ventilation.

Disposal and Clean Up

Collect all solid waste and dispose of in accordance with local, state, and federal regulations. Tools and surfaces can be cleaned with water.

Storage

Maxxon Commercial Unset must be stored in tightly sealed containers between 50–80°F (10–27°C). Do not allow to freeze.

Warranty and Tech Services

Contact Maxxon Corporation for technical support and warranty information.

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