MAXXON®
COMMERCIAL

VersaTop EZ™

DECORATIVE CONCRETE TOPPING

TECHNICAL DATA SHEET
MAY 2026

PRODUCT DESCRIPTION

Easily create the look of decorative concrete with Maxxon® Commercial VersaTop EZ™, a grind-and-seal, pre-sanded hydraulic cement floor topping designed for commercial spaces. VersaTop EZ is compatible with a variety of grinding equipment, including smaller grinders suitable for spaces with weight limitations. VersaTop EZ eliminates the need for mechanical prep and traditional polishing methods, streamlining installation while delivering a refined exposed-aggregate aesthetic. With compressive strengths of 5,000 to 7,000 psi, it's a practical, high-performance solution for fast-paced commercial projects. VersaTop EZ is compatible with a wide range of sealer chemistries, giving architects the flexibility to select the finish aesthetic that best meets their design intent.

VersaTop EZ is ideal for variety of commercial renovation spaces such as retail, offices, or tenant improvements. It can also be used for small-to-mid-scale wood frame construction.

WHERE TO USE

Application
Commercial, multifamily wood frame construction and renovations

Subfloor
Interior floors including: concrete and wood; terrazzo, ceramic, quarry, and marble tile; old vinyl tile and radiant heat floors.

FEATURES & BENEFITS

- Decorative concrete look without polishing
- Grind on your schedule- next day to 30 days +
- Foot traffic in 2–4 hours
- Compatable with a variety of grinding equipment, including light grinding machines
- Comprehensive strengths 5,000–7,000 psi
- Cost effective decorative concrete aesthetic

PRODUCT INFORMATION

Compressive Strength (Modified ASTM C109)	5,000–7,000 psi (34.5–48.3 MPa)
Installation Depths	3/8"–2" (9.5–50.8 mm) For deeper pours, contact Maxxon
Dry Density	115–125 lbs/ft^3 (1,842–2,002 kg/m^3)
Coverage per Bag	3/8" (10 mm): 16 ft^2 (1.49 m^2) 1/2" (13 mm): 12 ft^2 (1.11 m^2) 3/4" (19 mm): 8 ft^2 (0.74 m^2)
Fire Performance (ASTM E84)	Flame Spread – 0 Fuel Contribution – 0 Smoke Development – 0



MAXXON®
COMMERCIAL
VersaTop EZ™
DECORATIVE CONCRETE TOPPING

ENVIRONMENTAL IMPACT

Sample USGBC LEED® Credit Areas*		
Project	**Credit**	**Category**
Environmental Quality	EQ 2	Low Emitting Materials
	EQ 4	Indoor Air Quality Assessment
	EQ 9	Acoustic Performance
Material & Resources	MR 3	Building Product Disclosure and Optimization – Sourcing Raw Materials

** Credits may vary depending on project type and Maxxon products used.*

Maxxon Commercial Pro VersaTop EZ underlayment is GREENGUARD Gold Certified. For additional information on Maxxon Commercial Pro VersaTop EZ underlayment's environmental credits and certifications visit Maxxon.com/go_green.

CODE LISTINGS

- ICC ESR 2540
- UL ER 8477-01

UL FIRE RESISTANCE-RATED DESIGNS

UL Design

G230	J924	L212	L515	L533	L551	L574	M504
G516	J927	L501	L516	L534	L552	L576	M505
G524	J931	L502	L517	L535	L556	L577	M506
G551	J957	L503	L518	L536	L557	L579	M507
G553	J958	L504	L519	L537	L558	L581	M508
G560	J991	L505	L520	L538	L560	L583	M510
G561	J994	L506	L522	L539	L562	L585	M511
G563	L006	L507	L523	L540	L563	L588	M513
G566	L201	L508	L524	L541	L564	L589	M514
G574	L202	L509	L525	L542	L565	L590	M515
G587	L206	L510	L526	L543	L567	L592	M517
G597	L208	L511	L527	L545	L569	L593	M518
J917	L209	L512	L528	L546	L570	M500	M519
J919	L210	L513	L529	L547	L571	M502	M530
J920	L211	L514	L530	L549	L573	M503	M531

ULC Design

I530	L201	L512	M501	M514	M521
L003	L511	M500	M503	M520	

For more information on current UL and ULC Designs, contact Maxxon Corporation.

INSTALLATION

Building interior and floor should be maintained above 50 °F (10 °C) for at least 24 hours prior to installation and until decorative topping has set. There should be no air movement until VersaTop EZ has set, then provide adequate air movement by opening windows to hasten concrete topping drying. Minimize direct sunlight during the pour and through the next 72 hours. Plumbing or electrical penetrations should be packed with insulation and sealed. Follow Radiant Panel Association (RPA) recommendations at radiantprofessionalsalliance.org and turn off radiant heating systems 24 hours prior to and after pouring VersaTop EZ.

Minimum Depth

Minimum installation depths for VersaTop EZ are listed in the table below. For subfloors that require reinforcement in the topping, use Maxxon Reinforcement. VersaTop EZ is not compatible with Maxxon Reinforcing Fibers. For pours of 1" depth or greater, double lifts can be used. Refer to Maxxon's Wear System Guide for details.

NO SOUND MAT

Subfloor	Reinforcement	Min. Depth
Concrete	N/A	3/8"
Wood	Maxxon Reinforcement	1"

Contact Maxxon for installation details over other substrates.

VersaTop EZ can be used as part of a sound control system. Contact Maxxon Corporation for additional information.

SUBFLOOR PREPARATION

All subfloors must be structurally sound, meeting a maximum deflection criterion of L/360. Subfloors must be clean, free of loose or debonding material, and free of dust, dirt, and bond breakers such as wax and grease.

Wood Subfloor Preparation

Wood subfloors must be primed with a Maxxon floor primer prior to VersaTop EZ concrete topping application.

Concrete Subfloor Preparation

All concrete subfloors should be fully cured and tested for moisture prior to pouring VersaTop EZ. Concrete subfloors and exposed edges must be primed with Maxxon® Commercial Multi-Use Acrylic Primer prior to pouring VersaTop EZ. If cracks are present prior to pouring VersaTop EZ, contact a structural engineer to determine the appropriate remediation.

INSTALLATION *Continued*

Existing Flooring Preparation

If vinyl asbestos tile (VAT) or adhesives containing asbestos is suspected, contact Maxxon Corporation.

All non-asbestos adhesive residue must be tested to determine if it is water-soluble or non-water-soluble. Water-soluble adhesives must be removed down to clean subfloor. Non-water-soluble adhesives must be scraped to a thin, well-bonded residual as recommended by the Resilient Floor Covering Institute (www.rfci.com) to remove thick areas and adhesive build-up. If adhesive residue is not well-bonded to the concrete or is brittle, powdery or otherwise weak, it must be completely removed down to clean, sound, solid subfloor. Once existing flooring has been prepared as described above, prime the floor with an appropriate Maxxon® primer prior to pouring VersaTop EZ.

For more general information regarding priming instructions, please refer to Maxxon's Design and Installation guide or contact Maxxon Corporation.

MIXING

Using a 15-gallon mixing barrel, combine one 50 lb bag of VersaTop EZ powder and 3.4–3.75 qts of water using a high-speed mixer (850 rpm) with a Jiffy-type mixing paddle. **Please note: water must be added to mixing barrel first, then mix in powder.** A typical mix consists of two (2) bags of VersaTop EZ powder with the previously indicated, correct amount of water per bag. Mix to a homogeneous, lump-free consistency for approximately 2.5 minutes. Do not overmix. Overmixing can cause air entrainment, which can shorten workability time and/or cause pinholes during application. Avoid entrapping large amounts of air.

POURING

Application over Existing Concrete or Gypsum: Pour VersaTop EZ slurry from mixing barrel directly onto primed floor. Immediately after placing VersaTop EZ, spread the material using a gauge rake to assist in achieving the desired depth. Follow with a smoother. Avoid over working or vibration of surface with tooling as this will cause sand to drop from the surface and increase grinding effort.

INSTALLATION *Continued*

DRYING

Continuous ventilation and adequate heat should be provided to rapidly remove moisture from the area until the topping is dry. The general contractor/project superintendent is responsible for providing mechanical ventilation and heat if necessary. Under these ideal conditions, 3/8" (9.5 mm) thickness drying time is usually next day, 1/2" (12.7 mm) thickness drying time is usually 48 hours, 3/4" (19 mm) thickness drying time is typically 5 to 7 days, while 1" (25 mm) dry time is usually 7 to 10 days. Providing additional dry time at each thickness allows for better sanding and grinding. Please reference Maxxon® Procedures Guide for further details.

TYPICAL DRY TIMES UNDER IDEAL CONDITIONS*

3/8" (9.5 mm)	Next Day
1/2" (12.7 mm)	48 hours
3/4" (19 mm)	5 to 7 days
1" (25 mm)	7 to 10 days

DRYING CONDITIONS

The general contractor/project superintendent is responsible for providing and maintaining optimal drying conditions to keep the building clean, dry, and protected against intrusion of moisture from a variety of potential sources.

• SOURCES OF MOISTURE – Outside sources such as rain, snow, and wind can increase moisture levels in the building and must be taken into account when determining the best course for maintaining drying conditions. Moisture can also be introduced by other trades through spillage, tracked in mud and rain, plumbing leaks, and building products that arrive on-site laden with moisture.

• VENTILATION – Opening the windows for ventilation is often adequate to maintain building conditions, however due to environmental conditions, it may be necessary to supply mechanical ventilation, heat, dehumidifiers, air conditioners, and other resources to remove moisture from the air.

SANDING & GRINDING

VersaTop EZ grinds similar to traditional concrete, but faster, thus creating more dust per pass. Continuous movement of the grinder is important to not leave gouges in the top. VersaTop EZ can be ground using various equipment, including floor grinding machines and swing buffers equipped with appropriate diamond tooling adapters. For floor grinding machines, such as planetary grinders, use either a 60 grit, 10-segmented, metal, medium-bond diamond followed by a 120 grit, 10-segmented, metal, medium-bond diamond; or 2 passes with an 80 grit, 10-segmented, metal, medium-bond diamond. Button diamonds tend to leave a pattern from the grinder that is difficult to remove. When using a swing buffer, an adapter plate that allows the use of diamond tooling is recommended. Use a two-pass scheme similar to that used by larger floor grinders. **Please note: specific diamond grits are dependent on the weight of the buffer.** Using sandpaper pads does not apply enough pressure to effectively grind the surface to expose the aggregate in VersaTop EZ.

INSTALLATION *Continued*

COATINGS RECOMMENDATIONS & OTHER FINISHING CONSIDERATIONS:

Maxxon recommends testing of the coating system prior to installation. Once ground, VersaTop EZ is absorptive. This may impact the overall coverage of the coating, typically lowering coverage rate for the first coat compared to traditional concrete coverage. Follow coating manufacturer instructions for installation over VersaTop EZ. VersaTop EZ is a grind and seal product designed to give an exposed aggregate look with reduced preparation. Maxxon recommends an epoxy/urethane sealer system. VersaTop EZ is not designed to be densified and polished.

As a decorative topping, VersaTop EZ can be customized, and final appearance can and will vary based on the sanding process, equipment used to expose the aggregate, coatings applied, and other factors. Maxxon recommends creating a mockup or sample area to confirm and approve the desired finish prior to full installation.

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. If VersaTop EZ will be installed prior to doors and windows, contact Maxxon Corporation.
2. For on or below grade applications Maxxon recommends the use of a moisture mitigation product such as Maxxon Commercial MVP One, Maxxon Commercial MVP Two, or Maxxon Commercial Isolate. Contact Maxxon Corporation for recommendations on suitable products for job site conditions.
3. Maxxon underlayment/concrete topping are not intended to bond to wet subfloors. They are not a vapor or moisture barrier. Never install a moisture vapor barrier product over Maxxon underlayment/concrete toppings. Do not use where those products will come in prolonged contact with, or repetitive exposure to, water or water vapor.
4. It is the responsibility of the general contractor to complete moisture testing before the underlayment/concrete topping is installed. If testing is necessary, use the methods specified by the flooring manufacturer, typically ASTM F710. If the MVER exceeds 5 lbs (2.3 kg)/1,000 ft^2 (92.9 m^2)/24 hours or an RH greater than 80%, treat the concrete subfloor with Maxxon® Commercial MVP One Moisture Mitigation Primer or Maxxon® Commercial MVP Two-Part Epoxy. If the flooring or coating manufacturer specifies more stringent moisture limitations or practices, they must be followed. Contact Maxxon Corporation for further information.

LIMITATIONS *Continued*

5. All subfloors above crawl spaces must be protected by a vapor barrier. Special instructions must be followed when applying Maxxon underlayment/concrete toppings to plastic vapor barriers, over particleboard, chipboard, hardboard such as Masonite®, Lauan panels, metal, asbestos, or any other non-dimensionally stable materials. Contact Maxxon Corporation for more information.
6. Turn off radiant heating systems 24 hours prior to and after installation.
7. Do not clean wood or concrete subfloors with oil-based or silicone-based sweeping compounds. These compounds leave a film on the subfloor surface that will interfere with bond development. Instead, use a vacuum with a HEPA filter to clean the subfloor in preparation for VersaTop EZ application.
8. For applications where organic adhesives, asphalt, coal-tar based adhesives and other oil-based contaminants are found, contact Maxxon for proper remediation methods.
9. Maxxon underlayment/concrete toppings may be scheduled before or after installation of drywall. For pouring before drywall, contact Maxxon Corporation.
10. Maxxon underlayment/concrete toppings are non-structural and therefore cannot be expected to reinforce structurally deficient subfloors. The structural floor should be adequate to withstand design loads with deflection limitations of L/360. Some floor coverings may require more restrictive deflection limits. Determining the appropriate structural design of the floor is not the responsibility of Maxxon nor the Maxxon applicator.
11. Respect active control joints. Always ensure such joints are honored completely through Maxxon underlayment/concrete toppings. In cases where control or expansion joints are not present in the subfloor, or cracking has occurred due to slab movement, consult a structural engineer.
12. Avoid walking on installed surface until set, typically within 2–4 hours.
13. Subsequent trade traffic should be minimized until the coating has been applied to the VersaTop EZ. While trade traffic typically can resume 24 hours after installation, floor should remain protected from damage until the final coating has been applied. To limit damage where underlayment/concrete topping will be subjected to heavy wheeled or concentrated loads, place temporary wood planking over the underlayment/concrete topping.

MAXXON®
COMMERCIAL

Versatop EZ™

DECORATIVE CONCRETE TOPPING

LIMITATIONS *Continued*

14. Prior to floor-covering installation, a moisture test of the floor covering or coatings is highly recommended. When testing the flooring or coatings for dryness, use ASTM F2659. The moisture content should not exceed 5%. If the VersaTop EZ underlayment/concrete topping pour is greater than 2", test using ASTM F2170. RH should not exceed 80%. Do not install floor goods until those limitations are met. If the flooring manufacturer specifies more stringent moisture limitations, they must be followed. Reference Maxxon® Underlayment & Finished Floor Goods Installation Procedures brochure at Maxxon.com.
15. VersaTop EZ underlayment/concrete topping can be used as part of a wear surface system with a tested protective coating. Coating systems must be tested for adhesion to VersaTop EZ underlayment/concrete topping. The bond test and performance of coatings is the responsibility of the coating manufacturer and/or installing contractor.

STORAGE AND DISPOSAL

Store in original sealed packaging in a cool, dry environment and protect from humidity and water. Recommended storage temperature range of 50–100 °F (10–38 °C). Dispose of contents and container in accordance with all applicable regulations.

WARRANTY AND TECH SERVICES

See Maxxon.com for complete warranty information. Technical performance verification and service is available through Maxxon Corporation or Maxxon Regional Representatives throughout North America.

CLASSIFIED C UL US
File R8477 Type Maxxon High Strength
FLOOR TOPPING MIXTURE
FIRE RESISTANCE CLASSIFICATION
SEE UL FIRE RESISTANCE DIRECTORY AND
UL PRODUCTS CERTIFIED FOR CANADA DIRECTORY
88KL
For mixing instructions refer to specific design number

GREENGUARD GOLD
PRODUCT CERTIFIED FOR LOW CHEMICAL EMISSIONS UL.COM/GG UL 2818

GREENGUARD
PRODUCT CERTIFIED FOR LOW CHEMICAL EMISSIONS UL.COM/GG UL 2818

★ MADE IN USA ★

Maxxon Corporation
920 Hamel Road PO Box 253
Hamel, Minnesota 55340
800-238-8461
maxxon.com

info@maxxon.com

@Maxxon.Corporation
maxxon-corporation

JOB NAME: DATE:

APPLICATOR:

Maxxon Corporation assumes no responsibility or liability for any errors or omissions in the content of this document. The information contained is subject to change without notice. Follow local and state regulations and use appropriate safety precautions and measures when installing Maxxon products. See related product literature at Maxxon.com or contact Maxxon Corporation for more information prior to installation.

©2026 Maxxon Corporation. All Rights Reserved. Maxxon, VersaTop EZ and associated logos are registered trademarks of Maxxon Corporation, Hamel, MN, USA. Other trademarks, registered trademarks, product names or logos displayed are the property of their respective owners. TD040-5/26