MAXXON®
COMMERCIAL

Isolate

TECHNICAL DATA SHEET
AUGUST 2025

PRODUCT DESCRIPTION

Maxxon® Commercial Isolate is a two-part, water-based epoxy that prevents the migration of moisture vapor and abatement chemicals out of the concrete slab. It is designed to create an isolating barrier to protect flooring systems from chemically-abated slabs. Maxxon Commercial Isolate can also be used over chemically abated concrete, old cutback adhesive residue or asphalt-based products, old non-water-soluble adhesive residue, well secured flooring products (VAT, VCT, tile) and other solid surfaces.

Capped with a Maxxon® underlayment system, Maxxon Commercial Isolate provides a permanent barrier protecting the flooring.

WHERE TO USE

Application
Above-, below- and on-grade concrete-based construction applications.

Subfloor
Interior on-grade and below-grade concrete slabs, existing floor coverings.

FEATURES & BENEFITS

- Isolates chemically-abated slabs, and surface alkalinity up to a pH of 14
- Provides moisture vapor barrier; reduces MVER to <3
- Ideal for use on well bonded VAT, VCT and ceramic tile
- For use on slabs contaminated by polychlorinated biphenyls (PCBs)
- Can be capped day after installation
- Roller-applied for easy application

PRODUCT INFORMATION

RH Limits (Modified ASTM F2170)	Up to 100% RH
MVER Limits	14 lbs MVER with one coat 19 lbs MVER with two coats
VOCs (Modified ASTM F1859)	<35 g/L
Color	Red matte finish
Pot Life at 73 °F (22.8 °C)	40 min.
Dry Time*	4-6 hours, should be tack-free
Recoat Time	Minimum 4-6 hours and tack-free, next day preferred
Patch/Underlayment	4-6 hours and tack-free
Trade Traffic/Full Cure	Minimum 24 hours
Application Temperature	40–90 °F (4.4–32 °C)
Coverage	150 ft²/gal (3.7 m²/L); 600 ft² (14.7 m²/L) per kit
Packaging	4 gal (15.1 L)

*Under typical conditions [70°F (21°C), 50% relative humidity], product will dry within the estimated times given. Drying time varies based on humidity, air temperature, sun exposure, surface conditions and application thickness. Cooler temperatures, higher humidity, and shaded applications will extend drying time. Protect the finish from rain, precipitation, and temperatures below 40°F (4°C) for at least 24 hours or until fully dry.



INSTALLATION

On-Grade Concrete Slab Preparation

Prior to application of Maxxon Commercial Isolate, test for concrete moisture vapor emission rate per ASTM F710. These results will help determine if one or two coats of Maxxon Commercial Isolate will be required. For on- or above-grade concrete with an MVER of 14 lbs or less, only one coat of Maxxon Commercial Isolate is required. If the MVER is greater than 14 lbs, two coats of Maxxon Commercial Isolate are required.

Maxxon Commercial Isolate has excellent adhesion to old concrete, over dry and well adhered solvent-based adhesives, cutbacks, and other materials. All substrates must be clean, sound, and have a minimum 250 psi tensile bond strength when tested per ASTM D4541. Be sure concrete is free from oil and grease, or any contaminants that would act to prohibit adhesion. Use a high strength de-greaser/cleaner to remove oils from the concrete if necessary.

For all subfloors, building interior and floor should be maintained between 40 °F (4.4 °C) and 90 °F (32 °C) for at least 24 hours prior to installation and until Maxxon Commercial Isolate has dried.

Maxxon Commercial Isolate is designed to go over profiled or unprofiled concrete without the need to shot blast or scarify the surface. Do not apply over glossy surfaces without first treating the surface with Maxxon® Commercial Profile or roughening with 60–80 grit sandpaper.

If going over old, non-water-soluble adhesives or coatings, be aware that Maxxon Commercial Isolate bond is only as good as the adhesion of these substrates to the concrete. Do not apply to concrete that has hardeners, curing agents, or densifiers, without first checking compatibility and adhesion. For chemically abated floors, make sure all abatement chemical residues are thoroughly cleaned off. This can be accomplished by cleaning with Maxxon Commercial Profile with a dwell time of 1 hour. Once completed, clean up Maxxon Commercial Profile residue. See Maxxon Commercial Profile TDS for additional information.

Treat perimeter seams, floor penetrations, and cracks with S3 Surface Solutions Quickfill (contact Maxxon Corporation for purchasing). If cracks of ≥ 1/8" (3 mm) exist, they must be repaired prior to installing Maxxon Commercial Isolate. Clean the crack using a right-angle grinder with a masonry blade (or similar); vacuum all debris after cleaning, then fill with S3 Quickfill per manufacturer's instructions. Maxxon Commercial Isolate can be installed when S3 Quickfill is dry to the touch.

Below-Grade Concrete Slab Preparation

In below-grade applications where hydrostatic pressure exists, you must mitigate the concrete slab prior to Maxxon Commercial Isolate application. A two-coat application of Maxxon Commercial Isolate is then required.

Mastics must be removed prior to use of Maxxon Commercial Isolate in below-grade applications.

INSTALLATION *Continued*

Existing Floor Coverings Preparation

Maxxon Commercial Isolate can be successfully applied to existing VAT/VCT tiles, ceramic tiles, smooth & profiled concrete, green concrete, old, non-water-soluable floor adhesives, cutback adhesives, cementitious roofing materials, asphalt/bitumen roofing materials, and other clean, sound surfaces.

Smooth, shiny, or glossy surfaces must be treated using surface preparation instructions for concrete (see On-Grade Concrete Slab Preparation) to ensure proper adhesion of Maxxon Commercial Isolate.

All surfaces must be completely free from oils and greases, including any material that would prevent proper adhesion of Maxxon Commercial Isolate. Use a high-quality industrial degreasing product to properly remove any oils or greases.

Always follow best construction practices when applying Maxxon Commercial Isolate over existing subfloor materials. Existing floor materials that are loose, flaking, blistered, or not properly bonded to the original slab, should be scraped, sanded, and/or removed. Maxxon Commercial Isolate will bond to many existing floor products, but those products must be firmly bonded to the floor slab to achieve a solid and secure final floor system.

Tools

- Chemical safety glasses or splash-proof goggles
- Protective gloves
- NIOSH/OSHA-approved organic vapor respirator
- 3/8" (10 mm) or larger high-speed power drill
- 5-gallon plastic helix epoxy paddle
- Non-shedding 1/4" (6 mm) or 3/8" (10 mm) nap phenolic core roller cover

Mixing

CORRECT Mixing Blade



INCORRECT Mixing Blade



Prior to opening, turn the Part B container upside down for 10–15 seconds to loosen settled fillers. Turn container right side up and open. Using a 3/8" (10 mm) or larger high-speed power drill fitted with a 5-gallon plastic helix epoxy paddle, mix Part B to further loosen and integrate fillers. Scrape bottom and corners of the container with a paint stick to help loosen all material and continue mixing. Once Part B fillers are mixed to a smooth consistency, slowly add Part A to Part B, and continue mixing. Sufficient mixing is achieved in 1–2 minutes; make sure the mixture looks completely integrated and has an even monolithic red color.

INSTALLATION *Continued*

Application

It is recommended to fill a roller pan and test a small area prior to installing the entire project. Use a 1/4" (6 mm) to 3/8" (10 mm) nap roller to apply mixed product. The material should roll on with a matte finish. If it looks glossy, the material needs to be mixed more thoroughly using the mixing procedure above.

Maxxon Commercial Isolate must be applied in a consistent film, at a rate of 150–160 ft²/gal (3.7–3.9 m²/l) and should not be stretched beyond that rate. While rolling, there should be a pull or drag on the nap roller. The best practice is to lay out application grids equal to the application rate, to ensure proper coverage. Be sure to work material into all voids and pinholes to ensure mitigation performance. Allow to cure to a tack-free surface before trying to recoat and/or installing a capping or finished flooring. If material is left in the container for more than 10 minutes, use mixer blade for 15 seconds to reconstitute any settled fillers back into the mixture. Do not remix more than once. Larger amounts of material can see a temperature rise up to 180 °F if left unattended or unused in the container.

When applying two coats of Maxxon Commercial Isolate, the first coat must be completely dry and tack-free before applying the second coat. Recoat can typically be applied within 16 hours of installation of the first coat. For optimal performance, apply the second coat of Maxxon Commercial Isolate the next day.

Maxxon Commercial Isolate can also be installed using a squeeqee. The same slab preparation requirements and considerations above should be made prior to squeegee application. The coverage rate of 150–160 ft²/gal (3.7 – 3.9 m²/l) should be maintained (equal to application using a nap roller). Exceeding the coverage rate could result in problems with bonding. Back rolling material that pools in divots or low spots is required.

For isolation over polychlorinated biphenyls (PCBs) and steel shake floor, contact Maxxon Corporation for installation procedures.

UNDERLAYMENT & FLOOR COVERING CONSIDERATIONS

Maxxon Commercial Isolate is designed to allow most cement patch skim coat and self-leveling materials to bond to it and pass the carpet tile and LVT adhesive pull test. Patches such as Maxxon® Commercial Gyp-Fix EZ™ Patch, and capping products such as Maxxon® Commercial PRO Level-Right® and Maxxon® Commercial Level EZ™, can be applied as soon as Maxxon Commercial Isolate can be walked on without marring or disturbing the bond, typically within 16 hours of installation and tack-free.

Follow normal installation procedures for Maxxon patch and capping products. Maxxon Commercial Isolate must be primed using Maxxon Commercial Multi-Use Primer (undiluted at 300 ft² per gallon). See the respective TDS or contact Maxxon Corporation for assistance. Patch and capping products should exceed 3,000 psi to meet typical floor covering requirements and guidelines.

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 allow the product to freeze.
3. Do not store below 40 °F (4.4 °C).
4. Do not use if ambient and/or concrete surface temperatures are below 40 °F (4.4 °C) or above 90 °F (32 °C).
5. Do not dilute product.
6. If desired, construct a mock-up to verify compatibility with finished flooring.
7. It is the responsibility of the general contractor to complete moisture testing using ASTM F710 before Maxxon Commercial Isolate is applied.
8. Respect active expansion/control joints. Always ensure such joints are honored completely. See Installation for more information.
9. Do not use as a wear surface, contact Maxxon Corporation for more information.
10. Do not clean the concrete substrate/subfloor 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 concrete substrate/subfloor.
11. For slabs containing petroleum-based products, the slab should first be thoroughly cleaned with Maxxon® Commercial Profile. Refer to the Maxxon® Commercial Profile TDS for cleaning instructions or contact Maxxon Corporation.
12. Existing tiles must be securely attached and completely bonded. Tile with lifted edges or any areas that have de-bonded must be removed prior to installation of Maxxon Commercial Isolate.
13. Maxxon Commercial Isolate cannot go over latex or water-soluble adhesive, such as a pressure sensitive adhesive. If these materials are present, contact Maxxon Corporation for surface preparation instructions.
14. For below-grade applications, you must mitigate prior to installation of Maxxon Commercial Isolate. Contact Maxxon Corporation for application procedures.
15. Maxxon Commercial Isolate is not approved for use over creosote.
16. When installing two coats of Maxxon Commercial Isolate, wait until the first coat is completely dry before applying a second coat. Wet-on-wet application must be avoided.
17. Do not leave mixed Maxxon Commercial Isolate in pail for more than 10 minutes without reconstituting settled fillers. Use mixer blade for 15 seconds to reconstitute any settled fillers back into the mixture.

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LIMITATIONS *Continued*

18. Do not remix more than once as the material can react in the container and see a temperature rise up to 180 °F.
19. Cracks greater than or equal to 1/8" (3 mm) must be filled prior to Maxxon Commercial Isolate installation.
20. Product does not mitigate issues related to hydrostatic pressure.

CLEAN-UP

While still wet, Maxxon Commercial Isolate can be cleaned up with a scouring pad and warm soapy water. If allowed to set, then mechanical cleaning or the application of a suitable paint stripper is required.

STORAGE AND DISPOSAL

Store in a cool 50–80 °F (10–26.7 °C), dry area out of direct sunlight. Maxxon Commercial Isolate must be kept in tightly secured containers to prevent evaporation and contamination. Protect from freezing. Maxxon Commercial Isolate that has frozen will not function as intended and should be discarded. Unopened product shelf life is 24 months.

Dispose of excess material in accordance with local, state, and federal 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.

★MADE IN USA★

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APPLICATOR:

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