

**PRODUCT DESCRIPTION**

Maxxon® Commercial HydroSeal is a specially formulated, two-part water-based, UV color stable polyurethane floor coating. HydroSeal develops a hard, wear-resistant, thin film topcoat as part of a two-coat system over HydroCoat water-based epoxy.

**WHERE TO USE**

**Application**

- As a resilient topcoat over Maxxon Commercial HydroCoat water-based epoxy systems
- Interior or exterior protective coatings for concrete floors
- Maintenance coating: hallways, bathrooms, garages, and warehouse floors

**FEATURES & BENEFITS**

- Clear, semi-gloss finish
- Economical water-based urethane coating
- Excellent coverage rate of 400 ft<sup>2</sup>/gallon
- Low VOC (<50 g/L)
- Excellent adhesion to properly prepared surfaces
- Excellent wear resistance
- UV light resistant, good for direct sunlight, will not yellow or chalk
- Good chemical and stain resistance to ketchup, iodine, coffee, etc.
- Roller applied for easy application; tools can be cleaned with water

**PRODUCT INFORMATION**

Color	Clear
VOCs	<50 g/L
Pot Life at 73 °F (22.8 °C)	40 min.
Tack free time at 73 °F (22.8 °C)	8–12 hours
Solids by Weight	64%
Taber Abrasion (ASTM D4060-14) <small>CS17 wheel, 1 kg load, 1000 cycles</small>	21.7 mg loss
Light Traffic at 73 °F (22.8 °C)	24–48 hours
Full cure	5 days
Application Temperature	60–80 °F, <70% RH
Luster	86–88 (@ 60 degree)
Mix Ratio	3B:1A (clear)
Shelf Life	12 months unopened
Coverage	400 ft <sup>2</sup> /gal, 1,600 ft <sup>2</sup> /kit (148.6 m <sup>2</sup> )
Packaging	4 gal (15.1 L)



**CHEMICAL RESISTANCE** (AFTER 5-DAY CURE)

Motor Oil	R	25% Sulfuric Acid	R
Gasoline	R	25% Acetic Acid	R
Diesel Fuel	R	10% Nitric Acid	LE
Brake Fluid	R	85% Phosphoric Acid	LE
Anti-Freeze	R	10% Hydrogen Peroxide	R
Hydraulic Fluid	R	25% Hydrochloric Acid	R
Brake Cleaner	R	IPA	R
Acetone	R	MEK	R
Xylene	R	Iodine	R
Jet Fuel	R	Skydrol	R
Salt Water	R	Alcohol	R
Vinegar	R	Household Bleach	R

R - Recommended • LE - Limited Exposure • NR - Not Recommended

**INSTALLATION****Surface Preparation**

For a two-coat system, HydroCoat is recommended first as the base coat of the system. Allow the HydroCoat to cure for a minimum of 12 hours and install HydroSeal between 12 and 24 hours after the install of the HydroCoat. If HydroSeal is installed more than 24 hours after the HydroCoat base, lightly scuff or sand surface with 120–320 grit sandpaper. After sanding, vacuum or micro-fiber clean surface to remove all dust prior to installation of HydroSeal.

Best when applied between temperatures of 60 °F to 80 °F with relative humidity levels below 70%.

**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 18", 1/4" (6 mm) or 3/8" (10 mm) nap phenolic core roller cover
- Premium paint brush

**Mixing**

Using a drill and mixing paddle, mix part A into part B (larger volume side) and integrate for approximately 2 minutes, scraping pail sides, until A & B sides are thoroughly mixed.

---

**INSTALLATION** *Continued*

---

***Application***

After mixing, pour the contents of the kit into a roller pan. Cut in edges and corners using a premium paint brush. Then using a 1/4"–3/8" non-shedding nap roller, dip and roll out immediately. The use of an 18" wide nap roller is highly recommended to decrease the application time. HydroSeal must be applied in a thin film, targeting 400 ft<sup>2</sup>/gal coverage.

Coat your roller in material. Roll slowly to achieve thin film and cross-hatch with a light touch to knock down roller edge marks. Typical application thickness is 4 wet mils, which will yield approximately 2.5 dry mils. Thick film buildup can cause foaming of the product. Do not allow material to puddle as material will not dry uniformly.

Recoat can occur when base coat is tack free and can be walked on without affecting surface. Recoat window is 12–24 hours after installation. If recoat is performed after 24 hours, lightly sandpaper the base coat to knock down shine to help provide mechanical hold. Periodic recoating can extend the life of the system and maintain desired surface texture.

For more information, contact Maxxon Corporation.

---

**LIMITATIONS**

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

1. HydroSeal applied wet thickness should not exceed 4 mils.
  2. Thick film build-up can cause foaming of product; do not allow to puddle.
  3. HydroSeal must be stored in closed containers, between temperatures 50–80 °F.
  4. Do not allow to freeze.
- 

**CLEAN-UP**

Maxxon Commercial HydroSeal, while still wet, 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. Dispose of excess material in accordance with local, state, and federal regulations.

---

---

**CARE AND MAINTENANCE**

For dry floor conditions, sweep as necessary and use treated cloth mop/broom to pick up abrasive dirt. For wet floor conditions, mops and squeegees can be used to remove dirt. As floors become soiled, they should be cleaned with an all-purpose cleaner and properly rinsed. Chemical spills should be wiped up immediately to prevent staining of the surface. Regular inspections for damage should be performed throughout the life of the floor system. If damage has occurred, immediately consult with Maxxon Corporation to prevent further damage. Severe damage should be repaired as needed.

---

**STORAGE AND DISPOSAL**

Store in a cool 50–80 °F (10–26.7 °C), dry area out of direct sunlight. HydroSeal must be kept in tightly secured containers to prevent evaporation and contamination. Protect from freezing. HydroSeal that has frozen will not function as intended and should be discarded. Unopened product shelf life is 12 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.



---

**Maxxon Corporation**  
920 Hamel Road PO Box 253  
Hamel, Minnesota 55340  
800-238-8461  
[maxxon.com](http://maxxon.com)  
[info@maxxon.com](mailto: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.

©2023 Maxxon Corporation. All Rights Reserved. Maxxon 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.