



Specifications

Bone Dry Pro Penetrating Sealer



Description

Bone Dry Pro penetrating concrete sealer is a permanent, low VOC, cost effective solution to protecting finished flooring from concrete moisture related issues. Bone Dry Pro is easy to apply using a pump sprayer. Our Pro sealer can be applied to new and existing concrete surface and can be applied underneath or over the surface of any Portland cement based concrete patch. Our water based product solidifies to fill the pores below the surface of the concrete slab preventing moisture from reaching the surface, dries within 6 hours, prevents mold and provides antimicrobial protection. Bone Dry Pro warrants finished flooring such as broadloom carpet, carpet tiles, VCT, LVT, LVP, sheet goods, rubber, linoleum, SDT, floating wood surfaces, glued down hardwood surfaces, and other approved finished surfaces.

Moisture and PH Protection

Bone Dry Pro protects finished flooring from concrete slabs containing high relative humidity (RH) readings reaching up to and beyond 99% as well as calcium chloride readings reaching 25 lbs. Bone Dry Pro protects adhesives from re-wetting causing finished flooring to delaminate from the concrete surface. This sealer prevents concrete moisture from causing finished flooring failures such as bubbling, discoloration, cupping and bowing, peeling from the surface and other concrete moisture related failures.

Concrete Floor Preparation

Remodeled Concrete Surfaces

Bone Dry Pro sealer must be applied to a clean, porous concrete surface in order to penetrate and react to create a strong barrier. Existing concrete surfaces with prior surface coatings must either receive a top coating of concrete (self leveler, skim coating) or be mechanically profiled with a diamond grinding or shot blasting machine in order to achieve a clean, porous surface. Major floor leveling and skim coating must be completed using a Portland cement based product and be completed prior to applying the Pro sealer. Minor patching and skim coating can be completed after the sealer is applied. Gyp-Crete is prohibited from being used with this sealer. Concrete slabs with known moisture related issues or slabs over 20 years old must receive a skim coating of Portland cement based concrete prior to applying the Bone Dry Pro sealer. **Contact Bone Dry Products** for exceptions to this requirement.

New Concrete Slabs

Bone Dry Pro can be applied to newly poured concrete as early as 2 weeks after the pour. All construction material and debris (dust, paint, drywall mud, etc.) must first be scraped or broom swept from the surface of the slab. If a slab has received a hard trowel finish, our Etch-a-Crete must be applied or the surface must be mechanically profiled to open the pores of the slab. Major floor leveling and skim coating must be completed using a Portland cement based product and be completed prior to applying

the Pro sealer. Minor patching and skim coating can be completed after the sealer is applied. Gyp-Crete is prohibited from being used with this sealer.

Cracks and Trenches

Any existing cracks (expansion joints not included) with visible gaps must be filled and floated over with Portland cement 6 in. past the crack. Trenches must be floated over the saw cuts 6 inches onto the existing concrete.

Application

Protecting Finished Surfaces

Any finished surfaces such as cabinetry, glass, finished metal surfaces, and finished painted areas must be masked off with plastic up to 2 feet from the concrete to prevent over spray from causing discoloration. Painted areas affected by over spray can be repainted to address the discoloration.

Equipment for Application

Bone Dry Pro Sealer can be applied using a pump or battery powered sprayer with a wide fan tip.

Pro Sealer Application Instructions

In 1,000 to 2,000 thousand sqft sections, apply one coat of sealer so that the slab receives a darkened to light cloudy appearance. Let the area sit for **no more than** 10 minutes. Apply a second coat to the section while the first coat is still wet. Only apply a second coat in areas where the sealer has penetrated and the texture of the concrete has become apparent. If a thick white pool appears on the slab use a broom or brush to spread the product. Allow a minimum of 6 hours for the product to dry. Once dry, the slab may have a cloudy appearance due to product solidifying on the surface. Contaminants from the slab may rise to the surface as well providing further discoloration. Remove any loose particles from the surface with a vacuum prior to applying the Bone Dry Products approved finished flooring adhesive.

Spread

For broom trowel and mechanically profiled surfaces the spread for Pro sealer is 220-300 square feet per gallon. For Hard trowel surfaced where there the slab pores are opened with Etch-a-Crete the spread for Pro sealer is 280-360 square feet per gallon.

Adhesives

Approved Adhesives

Bone Dry Products warrants the bond of the manufacturer's specified adhesive applied to the sealed concrete substrate and therefore must provide approval for the adhesives being applied to the slab. **Contact Bone Dry Products** to receive approval for the manufacturer's specified finished flooring adhesive being used on a Bone Dry Products warranted project. Bone Dry Products does not approve spray adhesive for warranted projects.

Adhesive Application

The sealed concrete surface must be clean and free of any construction dust and loose particles pushed to the concrete surface prior to applying adhesives. Adhesives applied directly to the sealed concrete surface must be applied as per specifications for a non-porous substrate.

Contact

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Warranty Information

Please contact **Bone Dry Products** for details on our project specific 20 year commercial warranty which includes material and labor to replace the adhesive and finished flooring if there is a concrete moisture related failure.