



Microbial Acrylic Floor Finish and Oil Remover

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1. PRODUCT NAME

TEC® Microbial Acrylic Floor Finish and Oil Remover

2. MANUFACTURER

TEC Specialty Products LLC
1105 South Frontenac Street
Aurora, IL 60504-6451 U.S.A.
800.832.9002 Customer Service
800.832.9023 Technical Support
tecspecialty.com

3. DESCRIPTION

TEC Microbial Acrylic Floor Finish and Oil Remover (MAOR) is a ready-to-use, water-based surface preparation solution that effectively removes non-crosslinking acrylic floor finishes and petroleum-based waxes/sealers from resilient flooring such as VCT. It also removes petroleum oil-based contaminants such as asphalt walk-off and oils. The unique microbial formula is the safer alternative to traditional caustic strippers.

MAOR will remove existing acrylic floor finishes (wax) leaving a pristine flooring surface without residuals ready for reapplication of new acrylic floor finishes.

Key Features and Benefits

- Ready-to-use water-based formula
- Solvent-free & no harmful fumes
- Leaves no adverse residues that could inhibit bonding
- No mechanical removal or neutralizing required for faster results at a lower cost
- Fast-acting microbial technology
- Effectively removes hydrocarbon-based waxes and non-crosslinking acrylic floor finishes/sealers
- Easy cleanup with water rinse
- Restores floor surface to a pristine, contaminant-free substrate

Packaging

2 gallon pails (7.57 L) Product #10016953
4 gallon pails (15.13 L) Product #10016954

Coverage

1,000-1,300 ft²/gallon (93-120.7 m²/3.78 L) when spray applied with a pump sprayer. Actual coverage is dependent on the thickness of the contaminant residue and substrate porosity.

Recommended Applications

- **Floor finish removal:** Removal of existing hydrocarbon based waxes and non-crosslinking acrylic floor finishes from resilient flooring such as VCT and concrete substrates.
- **Surface preparation:** Removal of petroleum-based contaminants such as asphalt walk-off and oils as well as adhesive residues.

Storage

Close container tightly after each use. Store in original container only away from direct sunlight. Store in and use in temperatures between 40° and 120°F (4° and 49°C). Do not freeze.

Shelf Life

2 years in original unopened container.

Limitations

- Do not use hot water with MAOR as hot water will kill the microbes.
- Do not mix MAOR with other cleaning products due to potential incompatibility with the microbes.
- Do not use MAOR for removal of crosslinking floor finishes.

Cautions

Do not use hot water.

Read complete cautionary information printed on product container prior to use. For medical emergency information, call 1-888-853-1758.

This Product Data Sheet has been prepared in good faith on the basis of information available at the time of publication. It is intended to provide users with information about and guidelines for the proper use and application of the covered TEC brand product(s) under normal environmental and working conditions. Because each project is different, TEC Specialty Products LLC cannot be responsible for the consequences of variations in such conditions, or for unforeseen conditions.

4. TECHNICAL DATA

Physical Properties

Description	
Composition	Proprietary water-based microbial solution
Color	Clear
pH	9-10
VOC Content	0 g/L
Application Temperature	Do not apply below 40°F (4.4°C)
Freeze/Thaw Stability	DO NOT FREEZE.
Storage	Close container tightly after each use. Store in original container only away from direct sunlight. Store in and use in temperatures between 40° and 120°F (4° and 49°C).
Shelf Life	2 years in original unopened container.

5. INSTALLATION INSTRUCTIONS

Application

Pre-wet the existing resilient floor finish or subfloor surface with cool tap water 50°-72°F (10°-22°C) using a pump sprayer. Note: Do not use hot water. Stir or shake MAOR thoroughly before spray applying to the dampened contaminated area. After MAOR is applied, agitate the surface thoroughly using a stiff broom or mechanical scrubber using a black pad. Once agitated, let the mixture dwell on the surface for 10-15 minutes. Multiple layers or thicker contaminant may require additional MAOR with additional agitations and dwell times. Note: When the initial agitated solution transitions from a foam to a froth consistency the contaminant has been released and ready to be extracted. Do not let MAOR dry out during the dwell time. Should the mixture begin to evaporate, spray additional cool water and re-agitate. If the solution dries out completely, repeat the entire application process. Upon completion, flush all the residuals from the surface using clean, cool tap water and vacuum from surface using an approved wet/dry HEPA vacuum. Always allow the cleaned surface to completely dry before the application of new coatings or adhesives.

Clean-up

Rinse equipment with clean cool tap water.

6. AVAILABILITY

TEC premium surface preparation, tile, stone, carpet, wood and resilient floor covering installation products are available nationwide. To locate TEC products in your area, please contact:

Phone: 800-832-9002
Website: tecspecialty.com

7. LIMITED WARRANTY

The product(s) covered by this Product Data Sheet are sold subject to a Limited Warranty and related terms. **TEC Specialty Products disclaims the implied warranties of merchantability and fitness for a particular purpose and all incidental and consequential damages arising out of the sale, purchase or use of this product.** For Limited Warranty details visit tecspecialty.com. To obtain a hard copy of the Limited Warranty call TEC Specialty Products at 800-832-9023 or mail a written request to the address in Section 2 of this Product Data Sheet.

8. MAINTENANCE

Not applicable

9. TECHNICAL SERVICES

Technical and safety literature

To acquire technical and safety literature, please visit our website at tecspecialty.com.

10. FILING SYSTEM

Divisions 3 and 9



To learn more, visit [TECspecialty.com](https://tecspecialty.com)



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