



# Microbial Wax and Cutback Adhesive Remover

Updated January 2025

## 1. PRODUCT NAME

TEC® Microbial Wax and Cutback Adhesive Remover

## 2. MANUFACTURER

TEC Specialty Products LLC  
1105 South Frontenac Street  
Aurora, IL 60504-6451 U.S.A.  
800.552.6225 Office  
800.832.9023 Technical Support  
800.952.2368 Fax  
tecspecialty.com

## 3. DESCRIPTION

TEC Microbial Wax and Cutback Adhesive Remover (MWCR) is an advanced, ready-to-use surface preparation solution that effectively removes wax and cutback adhesive contaminants from flooring substrates. The fast-acting microbial formula breaks down hydrocarbon-based contaminants which can then be washed off with water. Unlike traditional solvent-based adhesive removers that leave harmful residues and inhibit bonding, no concrete shot blasting or grinding is required after MWCR application. MWCR leaves a clean residue-free subfloor surface ready for flooring installation.

### 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 cutback adhesives
- Easy cleanup with water rinse
- Restores floor surface to a pristine, contaminant-free substrate

### Packaging

2 gallon pails (7.57 L) Product #10015573  
4 gallon pails (15.13 L) Product #10015557

### Coverage

Wax Removal: 1,000-1,300 ft<sup>2</sup>/gallon (93-120.7 m<sup>2</sup>/3.78 L)  
Adhesive Removal: 300-600 ft<sup>2</sup>/gallon (28-55.7 m<sup>2</sup>/3.78 L)  
Actual coverage is dependent on the thickness of the contaminant residue and substrate porosity. Note: Always pre-wet the contaminant with clean, cool tap water before the application of MWCR.

### Recommended Applications

- Flooring renovations with hydrocarbon-based waxes and adhesive contamination from previous flooring installations such as cutback adhesives, asphalt, tar, and waxes.
- Ceramic tile

### 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.

### Limitations

- Do not use for removal of reactive adhesives like epoxy, urethanes, or modified silanes.
- Do not use for removal of water-based adhesives such as acrylic PSAs.
- Do not use hot water with MWCR as hot water will kill the microbes.
- Do not mix MWCR with other cleaning products due to potential incompatibility with the microbes.

## Cautions

Do not use hot water.

**Unless certain that the cutback adhesive you will be removing is a non-asbestos-containing material, you must presume it contains asbestos. Regulations may require that the material be tested to determine asbestos content. Always follow all local/state/provincial and federal regulations for removal and disposal of asbestos or other hazardous materials.**

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 wax or adhesive residue on the flooring surface with cool tap water 50°-72°F (10°-22°C) using a pump sprayer. Note: Do not use hot water. Stir or shake MWCR thoroughly before spray applying to the dampened contaminated area. After MWCR is applied, agitate the surface thoroughly using a stiff broom or mechanical scrubber. Once agitated, let the mixture dwell on the surface for 15-30 minutes for waxes and 30-60 minutes for cutback adhesives. The thickness of the contaminant will dictate the actual dwell time required for complete removal. Note: Do not let MWCR dry out during the dwell time. Should the mixture begin to evaporate, spray additional cool water and re-agitate. Keep the mixture dampened with water during this entire dwell time process. If the solution dries out completely, repeat the entire application process. Areas with excessive or thick adhesive contamination may need to be wet scraped during or after the dwell time for fastest removal. 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.

**\*Always follow all local state/provincial and federal regulations for removal, labeling, and disposal of hazardous materials such as asbestos.**

### Clean-up

Rinse equipment with cool tap water.

## Product Data

## 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](http://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](http://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](http://tecspecialty.com).

## 10. FILING SYSTEM

Divisions 3 and 9



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



TEC Specialty Products LLC | 1105 South Frontenac Street, Aurora, IL 60504-6451



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