

X220 MOISTURE FIX®

PERMANENT MOISTURE CONTROL



TDS 104 - V6Q JUN 2025

Description

X220 Moisture Fix® a single pack one application spray on or pour and broom system that when applied correctly, deeply penetrates new or existing concrete, provides curing, permanent waterproofing, and protection. X220 Moisture Fix® can be applied to existing concrete with a high moisture content.

The application of X220 Moisture Fix® is designed to at time of the concrete pour, cure concrete to provide the hardened properties equivalent to that of water pond curing, permanently waterproof concrete from any direction, making the concrete impermeable and increasing its longevity whilst providing a penetrative moisture barrier system for impervious coatings and coverings.

Adopting the use of X220 Moisture Fix® at time of the concrete pour as an effective curing regime, will significantly reduce the incidence of dry shrinkage cracking, providing a hardened, denser and dust proof concrete, compatible with subsequent flooring or coating applications.

Typical Applications

Examples for areas of use are as follows: Concrete substrates prior to application of topical coatings or coverings.

Features and Benefits

Some features and benefits of X220 Moisture Fix® include the following:

- Colloidal silicate used to cure, harden, and densify concrete.
- Permanently waterproofs concrete from any direction.
- Makes concrete impermeable, increasing longevity.
- Increases surface tensile & compressive strength.
- Reduces dry shrinkage cracking.
- Provides a hardened, abrasion resistant, dust-proof surface.
- Retards efflorescence.
- Stabilises pH.
- Improved chemical resistance and protection.
- Used on horizontal or vertical substrates.
- Low VOC, environmentally friendly and user safe. HACCP approved.
- Will purge contamination if present in existing concrete.
- Doesn't form a membrane - After trade friendly (Epoxy, Adhesives, Screeds, Levelling Compounds)
- Compatible with most floor coverings, coatings and line marking paints.
- UV Resistant.
- Minimum site disruption and trafficable after 2 hours.
- Test reports available on request.

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Physical Properties

Appearance	Low viscosity clear-blue liquid
pH	Ca. 11.4
Flash Point	Not applicable
Relative Density	Ca. 1.10 @ 20°C
Volatile Organic Compounds (VOC) Content	1g per Litre
Viscosity	Low
Odour	Almost none
Initial Boiling Point / Boiling Range	>100°C @ 760 mm Hg
Flammability (solid, gas)	Not applicable
Upper/Lower Flammability or Explosive Limits	Not applicable
Auto-ignition Temperature	Product not self-igniting
Solubility	Fully miscible in water

Recommended Substrate Conditions & Preparation

Product Coverage Rates:	Freshly Placed Concrete:	By Spray	Minimum 5m ² per litre.
	Existing Concrete:	By Spray	Minimum 5m ² per litre.
		By Pour	Minimum 4m ² per litre.

Important Notes:

1. Wax, paint, curing compounds or a burnished surface restricting access to concrete's interior must be chemically or mechanically removed for X220 Moisture Fix® to penetrate the substrate.
2. To test for adequate porosity, apply droplets of water on the concrete surface, if the droplets do not penetrate the concrete within 2 minutes, then X220 Moisture Fix® will not function as intended and may be ineffective.
3. Areas of high porosity have a faster penetration rate. These areas appear dry immediately after spraying and will require additional application of X220 Moisture Fix.
4. Do not apply on a frozen substrate or on a falling substrate temperature of below 3°C. Call for advice if applying during colder periods.
5. Do NOT apply if rain is forecast within 3 hours.
6. Before applying any paint, adhesives, or any other coatings, wait a minimum of 24 hours after the application of X220 Moisture Fix® (see Overcoat Timelines). Pressure wash or abrade and clean, then check

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visually to be satisfied purging has completed (if required, a second or subsequent coats may be necessary). For further help and advice call our office.

7. If treating an existing contaminated slab, subsequent applications of X220 Moisture Fix® may be required to purge or lock up foreign material before the concrete is suitable for coating or covering.
8. Concrete being treated must be fit for purpose for the intended function of X220 Moisture Fix®. Structural cracks, active cracks, and faulty control and cold joints will not be repaired with a X220 Moisture Fix® application.
9. X220 Moisture Fix™ may etch glass/tiles or dull brushed and shiny aluminium and can be difficult to remove from other surfaces once it dries. Cover and mask surrounding surfaces or rinse immediately if sprayed.
10. We recommend the wearing of eye protection, gloves and painter's face mask during application.

Refer to MSDS available from www.oxtek.com.au.

Application Guidelines

Note:

In hot climates, mist-wet the surface with water and remove any puddles prior to application. Use best practice hot weather concrete placement techniques. The use of Aliphatic alcohol is recommended in hot and windy conditions and will not detrimentally affect the application and performance of X220 Moisture Fix®.

On Already-Set Concrete:

Apply X220 Moisture Fix® is to be applied to a clean and absorbent substrate from any standing or pooling water on the surface. Please note: on occasions, the concrete may be of poor quality and be very porous, which may require additional application of X220 Moisture Fix to ensure that there is enough product to complete the capillary chemical gel forming reaction.

At Time of Pour:

X220 Moisture Fix® is ideally applied to the newly-poured concrete surface as soon as is practical following its surface finishing phase. Should site conditions require the surface to be walked on, for application, concrete should be allowed the time to adequately set, so as not to imprint or mark its surface during application. Please Note: If application is more than 4 hours after initial set, the benefits of using this product as an effective curing regime will be reduced (subject to climatic conditions).

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Application:

Apply X220 Moisture Fix® using low-pressure non-atomising spray apparatus such as a pump-tank or battery pack sprayer, complete with fan spray nozzle or by airless spray unit set at 800psi. Holding spray tip (eg .019" - .024") 150mm from surface, apply X220 Moisture Fix™ at minimum rate of 5m² per litre with an overlapping spray pattern of 50%. Using a soft broom sweep and spread-out puddled product as it penetrates.

Apply X220 Moisture Fix® by pour and spread (existing substrate only). It is important that the product is poured onto the prepared substrate at a minimum rate 4m² per litre and is distributed evenly by continuous working by soft broom in all directions to ensure the product is presented to all surface profiles. There is no need to put any pressure on the broom as it is only used to distribute the product evenly and if pressure is applied it tends to have the opposite effect in not leaving enough product on the surface.

Note:

Always begin application at the lowest elevation. For example, walls and slopes should be applied side-to-side, from the bottom up.

Do not allow product to puddle dry on the surface. If product gels on the surface remove with a squeegee.

Excess Product Removal

Should non-penetrative residues of the X220 Moisture Fix® product fail to be removed from the substrate surface in-line with the application methodologies documented above, a slippery gel may form which will require to be removed to avoid a potential slip hazard.

A simple cleaning by pressure washing (domestic or garden nozzle spray) and / or scrubbing to assist with removal of larger build up areas of gelled product by brush should be undertaken, followed by squeegeeing or hosing off, the waste product from the concrete surface.

Cleaning of the concrete substrate surface to remove these non-penetrative residues by pressure washing, should commence no earlier than 3 hours post completion of the X220 Moisture Fix® application."

Overcoat Timelines:

Floor coverings and coatings can be installed 14 days from the date of concrete placement and X220 Moisture Fix® application.

If the X220 Moisture Fix® is applied to a substrate that is older than 14 days, floor coverings and coatings can be installed 24 hours post application.

Subsequent Coverings and Coatings:

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A simple preparation of sanding or blue pad is recommended to remove any laitance, efflorescence or any purged contamination off the concrete surface to prepare the substrate for any coatings, sealers or flooring systems. Always follow the coating, adhesive or covering manufacturers recommendations and requirements.

Hot and Cold Temperatures:

In hot or windy conditions, the concrete surface temperature or wind may dry out the product prematurely before it has a chance to drop in thoroughly. In this case it is advisable to mist spray the surface with water and apply X220 Moisture Fix® whilst the surface is damp but not puddled. This also helps with a relaxation of surface tension allowing a more efficient and faster penetration as well as premature evaporation or drying out. X220 Moisture Fix® should not be applied if the ambient temperature is below 3°C and falling. X220 Moisture Fix® is not affected at all by temperature change after 24 hours, not even in freeze thaw conditions.

Additional Advice and Precautions:

1. If the existing concrete's moisture content is higher than 75%, all of the above procedures should be followed, however, there is normally a problem somewhere, like broken pipes, hydrostatic pressure etc for old concrete to remain this wet. This cause should be investigated. Contact Oxtek for further information as an additional coat or change of application procedure may be required.
2. Protect areas not intended for coverage. Do not walk product onto any adjacent surfaces as marking may be permanent.
3. Restrict access to areas being treated as surface may be slippery until all product has penetrated the substrate or been removed from surface.
4. Do not apply by dipping broom or brush directly into the container as this will contaminate the product. Only pour and spread, or spray. Do not roller apply.

Storage & Shelf Life

- Must be stored out of direct sunlight.
- Storage temperature range: Max 38°C to Min 3°C.
- Shelf life is 3 years if stored as above in original unopened containers.
- To avoid contamination, decanted product must not be returned to container.
- Recommended usage: within – 30 days of opening.

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Warranty Request & Registration

Warranties are available on request subject to satisfying our Terms & Conditions and by agreeing to our product application criteria. An issued warranty is project specific and will require a consultation and a registered specification number. A request for warranty must be registered prior to commencement of the project.

We have technical expertise and experience to help and consult on your future projects or assist your existing projects maintain time and budget. Call or email the Oxtek Solutions Head Office to arrange assistance and advice anywhere within Australia, New Zealand, or Asia.

Call +61 3 9798 7534 or email reception@oxtek.com.au

NB: Concrete Substrates of 15 years or older will not be covered under an Oxtek Solutions warranty.

Available in 5, 15, 200 and 1,000 litre containers.

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Memberships & Certifications

Oxtek Solutions are actively committed towards best practice and environmentally friendly systems and procedures within the concrete and flooring industries.

We are proud to support this through our memberships and affiliations with the following industry bodies.

**THE NAME
SAYS IT ALL**

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