

Bone Dry Pro Encapsulator

Bone Dry Pro Encapsulator is a single-component, ready-to-use surface coating for older concrete slabs after asphaltic adhesive has been chemically abated. It is designed for moisture mitigation and the prevention of black mastic migration, and it is applied in one coat.

AT A GLANCE

Item	Details
Substrate	Aged concrete slabs after chemical abatement of asphaltic adhesives
Equipment	Pump or battery-powered sprayer with a wide fan tip, or a brush or heavy-nap roller
Coats	One uniform coat
Coverage	400 to 500 sq ft per gallon
Dry time	24 hours before installing the finished flooring system
Application temperature	35–95 °F ambient and surface (2–35 °C)

BEFORE YOU START

- Application temperature: apply when ambient and surface temperatures are between 35 °F and 95 °F (2 °C and 35 °C).
- Existing concrete with asphaltic adhesives must undergo chemical abatement before coating. The abatement contractor may select a citrus-based or solvent-based abatement agent.
- After abatement, the slab must be cleaned using the manufacturer's specified cleaning solution.
- Read the Safety Data Sheet before use.

The coating eliminates the need for hazardous grinding on surfaces where asbestos has been chemically removed. For concrete surfaces other than those chemically abated of asphaltic adhesives, refer to Bone Dry Pro Penetrating Sealer.

APPLICATION

1. Broom sweep or vacuum the abated slab to remove any remaining construction debris and dust. Particles left on the slab will be trapped under the coating.
2. Apply a single, uniform coat to the slab.
3. Let it dry for 24 hours before installing the finished flooring system.

PATCHING, LEVELING AND ADHESIVES

- Patch and leveling compounds applied directly to the coating must be compatible with non-porous substrates.
- Bone Dry Products approves the flooring manufacturer's recommended adhesives for non-porous substrates when adhering directly to the coating.
- Adhesives applied directly to the sealed surface must be applied per specifications for a non-porous substrate.

WARRANTY AND SUPPORT

Contact Bone Dry Products for details on the project-specific 25-year commercial warranty. It includes material and labor to replace the prep material, adhesive and finished flooring if there is a concrete moisture related failure.

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Prepared from the [Bone Dry Pro Encapsulator Specifications](#), posted October 9, 2026. Current specification sheet and SDS: bonedryproducts.com/product/bone-dry-pro-encapsulator.