



# PRODUCT DATA



## 500MR Mastic Remover (Formerly BEAN•e•doo® Mastic Remover)

Ideal for use in occupied areas like post offices, schools, hospitals and other public places where safety is important. **500MR** removes newer mastics, layered adhesives and even glues 50+ years old, using the power of soybeans. It's the first product to pass both performance and environmental safety tests by the USPS for the removal of mastic containing asbestos!

Contractors find that **500MR** works more efficiently, saves time, and helps create a safer restoration site compared to traditional hazardous chemical mastic removers.

### Coverage:

One gallon will generally cover between 100-200 square feet. Many customers report getting up to 200 sq ft per gallon.

### Test Area:

Due to variances in surfaces and conditions, always test in a small, inconspicuous area before using on complete project.

### Application:

Apply **500MR** Mastic Remover directly on the concrete surface. Spread **500MR** around with a straw broom, long handled brush or squeegee using light pressure. If applying to mastic with trowel ridges, cover all trowel ridges with product. Allow **500MR** to sit until mastic softens. (*Generally asbestos/black mastics will soften in 1-2 hours, and vinyl or acrylic mastics will soften in 4-8 hours.*) After mastic has softened, remove with a long handled scraper or squeegee. Reapply if necessary.

### Clean Up:

Clean remaining thin residue with **BLUE BEAR 700DG Degreaser** or water using a scrub brush and/or mop or power washer. Allow surface to dry before further preparations.

### Residue Test:

After rinsing, apply water to various small areas on the concrete and rub with fingers. If water turns cloudy white, it indicates there is **500MR** remaining on the surface. Repeat clean up steps and retest.

### Usage Tips from the Pros:

- Use a commercial sprayer or metal watering can to apply **500MR** in large areas.
- Protect floor drains and areas where product would naturally flow on uneven surfaces with sand, Oil-Dri®, or kitty litter.
- A rotary floor machine used on a low RPM speed helps during the water/degreaser clean up steps. **Use only after scraping up softened mastic.**

**Biodegradable:** Meets or exceeds ASTM standards

**Precautions:** Concrete surfaces may darken with use of **500MR**. For porous and/or cracked substrates, use a commercial absorbent to help in pick-up of mastic residue. Always use care to prevent overspray from getting on surfaces other than the one being prepped or cleaned. Do not use **500MR** on wood surfaces. **Use rotary machine only after scraping up softened mastic.**

**Warnings:** Causes mild skin irritation. Causes eye irritation. May be harmful if swallowed. Keep out of reach of children.

**Flash Point:** Above 425°F (218.33°C)

**pH Level:** 6.65 pH of 1/10 wt/wt solution in soft water

**VOC (Volatile Organic Compounds):** 2.3%, .06 lb/g, 20 g/l  
California and OTC Compliant

**Ingredients:** Soy Ester, Proprietary Surfactant Blend

**Safe for Use On:** Concrete,

**Do Not Use On:** Wood surfaces

**NON-EMERGENCY**  
**Call: 800.538.5069**  
**www.franmar.com**

**CHEMICAL EMERGENCY:**  
Spill, Leak, Fire, Exposure, or Accident  
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# BEAN•e•doo® Mastic Remover Tip Sheet

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For nearly a decade, BEAN•e•doo® Mastic Remover has been replacing older mastic removers, usually made from petroleum based chemistry. The older removers evaporate very quickly, resulting in often offensive odors, and significantly contribute to air pollution and global warming. BEAN•e•doo® Mastic Remover evaporates very slowly, has a very low, non-offensive odor, and does not contribute to global warming. BEAN•e•doo® Mastic Remover's advancements in mastic removal techniques sometimes requires a different approach to cleaning up. These tips are designed to help people evaluate which techniques will work best for their project.

BEAN•e•doo® Mastic Remover should not be used on wood surfaces. Using BEAN•e•doo® might slightly darken a concrete surface.

The condition of the concrete, its surface, age, even the environment are factors that contribute to the simplicity, or complexity of mastic removal. The on-site user of BEAN•e•doo® Mastic Remover is in the best position to determine these factors. The tips offered below range from the simple (tight, undamaged, fairly non-porous) concrete to the more complex (porous to very porous, highly cracked, extremely absorbent).

## APPLICATION

Pour BEAN•e•doo® Mastic Remover undiluted directly on the concrete surface. Do not exceed the recommended coverage. Applying too much BEAN•e•doo® does not increase removal time, but does contribute to impeding the complete removal of residue.

Where there are wide cracks or seals, fill with a commercial absorbent like diatomaceous clay (e.g. OilDry™), saw dust, or synthetic absorbent, before pouring Bean-e-doo® on the surface.

Use a long handled brush or broom to ensure BEAN•e•doo® covers all the mastic trowel ridges.

Allow BEAN•e•doo® to dwell until mastic softens (generally 45 – 60 minutes for asbestos mastic. Dwell time for vinyl and acrylic mastics is longer, in some cases up to 4 hours.)

## CLEAN UP

Use a long handled scraper or squeegee to remove softened mastic and excess BEAN•e•doo®. Generally, black mastic will dissolve into a liquid the consistency of very old engine oil, and can be scraped into a puddle. Fill the puddle with a commercial absorbent, and then shovel into receptacle. All other mastics tend to lift as more solid than liquid and can be scrapped into a pile that can be picked up with a shovel.

After picking up the dissolved/lifted mastic, there will still be a slippery, film residue remaining. In most cases, mopping the floor with Franmar Chemical's Emerge™ will remove the residue. For best results for clean-up, after removing softened mastic, cover floor with a commercial absorbent, sweep up and then follow with a mop rinse using Emerge™.

*\* Testing surface for residues after floor has been mopped: Apply water to various small spots on the substrate. If water turns cloudy white, indicates there is BEAN•e•doo® Mastic Remover on the surface. Remop using a degreaser is recommended. Then retest.* Let surface dry before applying new mastic or coating.

In all cases, care should be taken not to over saturate the floor by using too much water.

In extreme cases, and/or for especially difficult floors, scrape up softened mastic, then pick up filmy residue with steam vacuum. Cover floor with a commercial absorbent, sweep up and then follow a mop rinse using Emerge™. Let dry before applying new mastic or coating.

*\* Use of rotary cleaning machines for clean up are not recommended unless an area has been tested first.*