

# Gypsum Cement Is the Bottleneck. MAXTERRA® Is the Breakthrough.

Any builder who wants performance without compromise needs to hear this.  
It's time to stop pouring a wet slurry onto your structure and watching it stall your entire project.

In other words, it's time to Skip-The-Gyp™

If you're still using gypsum cement, you're still dealing with:

- Coordinating multiple trades
- Curing delays that halt progress
- Moisture risks that damage framing, drywall, and finishes
- Heavy floor systems that require over-engineering
- Not to mention sound mats, inspections, and post-pour repairs.

When it comes to gypsum cement, everyone just assumes you have to suck it up and deal with it, like it's just part of building.

But it's not. Not anymore.

## MAXTERRA® is the breakthrough

- Single trade installation
- No curing time
- Dry install – no moisture introduced into the structure
- No post-installation repairs

The outcome is Faster builds.  
Fewer headaches.  
Performance without compromise.  
That's **MAXTERRA®**.



# Two dry-installed systems. One breakthrough approach.

You can replace your subfloor and gypsum underlayment with MAXTERRA® Non-Combustible Single Layer Structural Floor Panels, or upgrade your floor system by integrating MAXTERRA® Fire and Water Resistant Underlayment with your chosen subfloor.

Both eliminate the built-in inefficiencies and complexity of gypsum cement and deliver performance without compromise.

## Not All MgO Is Created Equal – And That Matters.

It doesn't burn. It doesn't mold. It doesn't fall apart when it gets wet. That's what makes magnesium oxide (MgO) different and better than traditional building materials like OSB, plywood, gypsum cement, or fiber cement.

But not all MgO boards are the same.

### More Than Just A Name

The market is full of MgO products that ride the coattails of what MgO could be. They make claims they can't and don't support with evidence.

They may look similar on the surface, but under closer inspection, they fall short in ways that matter:

- Made with inferior chloride-based formulas that **increase the risk of corrosion**
- **Lacking third-party testing or certifications**
- **Require extra structural support** due to weak panel connections or lower load capacity that demands tighter framing intervals

**These are commodity panels. They are not true high-performance building systems. And using them shifts the risk back to you.**

### The MAXTERRA® Difference

Every product is designed for structural integrity, code compliance, and long-term performance.

- Sulfate-based formulation with no corrosion risk
- ICC-ES evaluated (ESR-5192 and 5194)
- Multiple Fire-Rated Assemblies Available
- The only MgO panel with a verified Environmental Product Declaration (EPD) for the North American market
- Red List free with no added VOCs, quartz silica, or harmful ingredients
- Tested for fire, mold, water, deflection, and load
- Manufactured under strict quality control for consistent performance.

If it's not MAXTERRA®, it's not the most highly certified MgO product on the market. It hasn't been tested to the standards your job requires. This isn't just a better product. It's a category changer.

A close-up photograph of a MAXTERRA floor panel. The panel is dark grey with the brand name 'MAXTERRA' and the text 'FIRE AND WATER-RESISTANT UNDERLAYMENT' printed on it. The panel is shown overlapping another one, and the underlying wood joist structure is visible.

# Choose the Floor System That Fits Your Project

Gypsum slows you down. MAXTERRA® puts you back in control.

NEXGEN believes performance should never come at the expense of simplicity, speed, or code compliance. That's why every MAXTERRA® product is designed to deliver performance without compromise. The floor systems are no exception. Whether you're streamlining a build or upgrading your underlayment, MAXTERRA® gives you flexibility without changing how you frame or who you use.

## Option 1: MAXTERRA® Non-Combustible Single Layer Structural Floor Panel

Ideal for: Either wood or light-gauge steel construction, light commercial, and multifamily projects.

- Installs directly over joists spaced up to 24" O.C.
- Eliminates OSB and underlayment
- Structural and fire-rated
- Multiple assemblies with 50+ STC/IIC sound ratings
- Cleaner job sites and reduced trades
- No additional floor plate required.

### Why choose it?

One board instead of two. No pour. No moisture. Fast installs and superior performance.

## Option 2: OSB + MAXTERRA® Fire- and Water-Resistant Underlayment

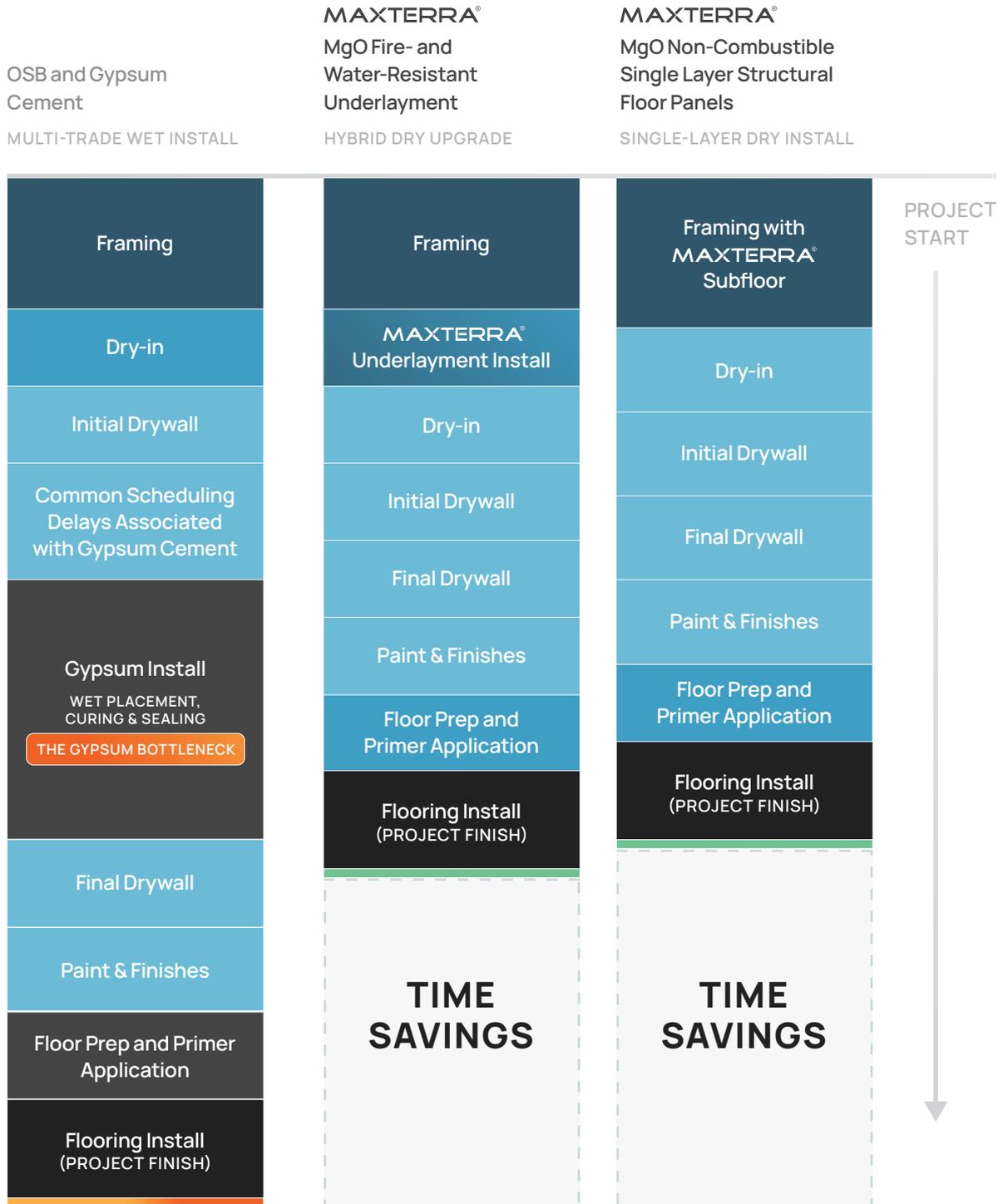
Ideal for: Conventional wood framing or developers looking to drop in a better underlayment system.

- Installs over OSB or plywood
- Fire-rated assemblies
- Meets STC/IIC code without a sound mat
- Lightweight, durable, and easy to install
- No additional floor plate required
- No curing time, no callbacks.

### Why choose it?

Upgrade your gypsum cement without changing your framing or your crew. A better system with fewer headaches and none of the scheduling drama. With gypsum, you need to get your underlayment crew on the calendar weeks in advance, and flexibility is rarely part of the deal.

# Comparison of Construction Timelines



## Bottom Line

Whether you want to streamline to a single-layer system or improve your existing build process, both options eliminate the moisture, delays, and complexity of gypsum cement.

## Proven Sound and Fire Performance

Code-compliant sound performance. No compromises.

When a project needs to meet fire and sound codes, especially in multifamily, light commercial, or hospitality construction, MAXTERRA® provides tested, certified assemblies that reduce layers, eliminate delays, and simplify compliance.

### System 1: OSB + MAXTERRA® 1/2" Underlayment

Assembly: UL L528 STC/IIC compliant without a sound mat.

- Meets 1-hour fire rating under UL L528
- Achieves STC and IIC code requirements without a sound mat
- Installs over OSB or plywood
- Ideal for conventional wood framing and multifamily projects
- No additional floor plate required.



## System 2: MAXTERRA® 3/4" Structural Floor Panel

Assembly: UL L528 and H515 1-hour fire-rated. A sound mat may be required.

- Meets 1-hour fire rating under UL L528 (wood truss) and UL H515 (CFS truss)
- Installs directly to joists
- May require a sound mat depending on project STC/IIC targets
- Eliminates OSB and underlayment
- No additional floor plate required



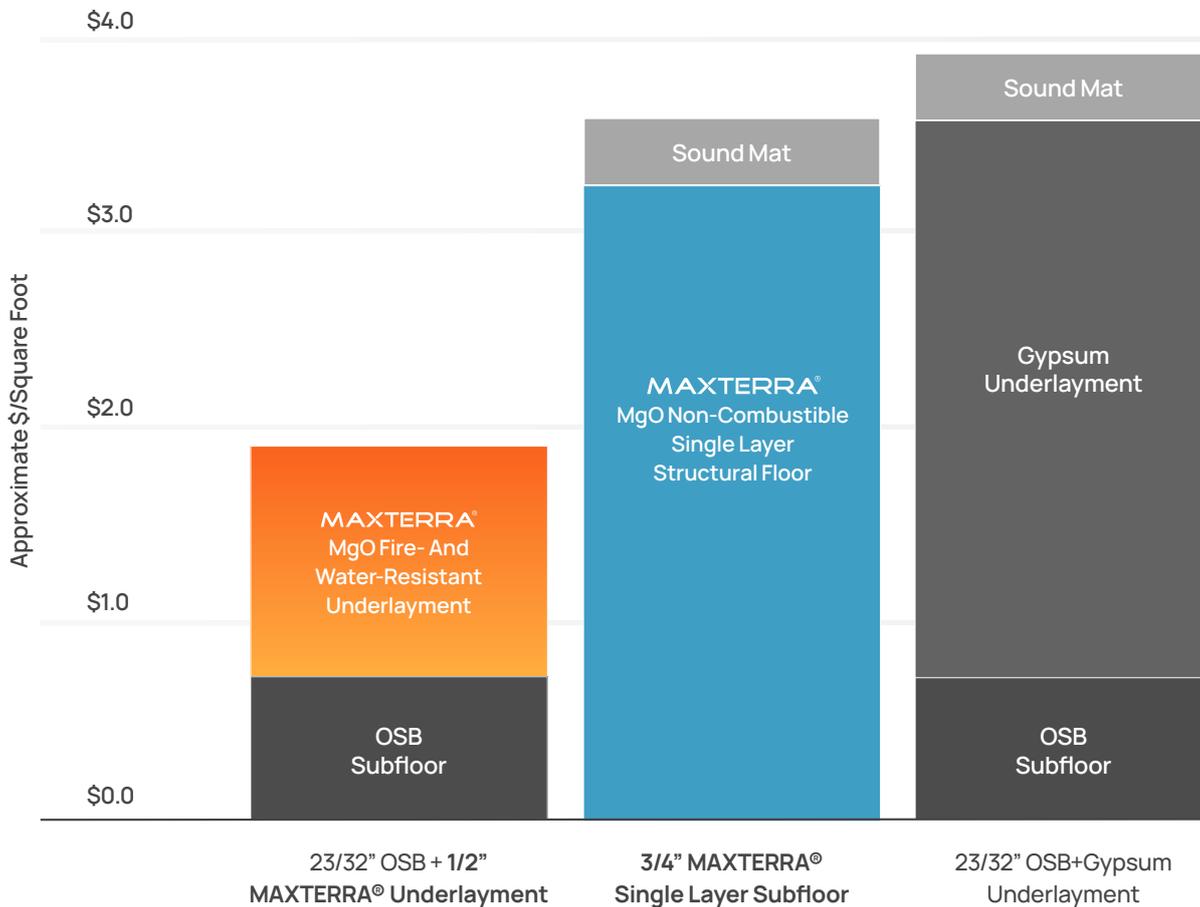
# It's Not Just a Better Product. It's a Better Financial Model.

Fewer trades. Faster schedules. Lower total install cost.

Not to mention a superior, higher-performing product.

Gypsum cement may seem like the industry standard. But standard doesn't mean efficient or cost-effective.

It's not the cost of the board, it's the cost of the build.\*



\*This pricing illustration is for example purposes only. Material and labor costs vary significantly by region, project scope, and market conditions. Contact your local distributor or construction partner for current pricing specific to your project. All estimates are subject to change based on availability, specification requirements, and installation variables.

## Bottom Line

MAXTERRA® simplifies installation, shortens schedules, and lowers total installed cost, all while delivering a superior system that's dry, durable, and code compliant.