



Product Data Sheet

BrickImaging Flat Sealer

Product Description: BrickImaging Flat Sealer is a proprietary blend of acrylic micro emulsions and a silane-siloxane solution. The micro-emulsions penetrate the surface to establish a water-repelling barrier in the subsurface of the concrete and masonry. Flat Sealer helps protect cast concrete, rough stucco and other comparably dense materials from the damaging effects of water absorption – efflorescence, mold, freeze-thaw damage, dusting and staining. It can also be used to dustproof unsealed concrete floors or pads. Its unique blend of acrylic micro-emulsion, proprietary water repellent and silane/siloxane penetrates and protects the substrate while being highly permeable to water vapor.

Features:

1. Waterbased Acrylic Micro-Emulsions
2. Non-yellowing
3. Re-coatable
5. Resist high alkalinity
6. Resist chloride salts
7. Resist blushing

Technical Data:

- Chemistry Acrylic/ Silane-siloxane
- pH 8.5 – 9.5
- Weight Solids 5 %
- Product type Water-base
- VOC 114 g/L
- Specific gravity 1.01
- Breathable YES – ASTM 1653
- Flash point N/A
- Viscosity < 100 cps
- Paintable Yes ASTM D 3359

Surface Preparation:

Flat Sealer can be applied to most *dense* masonry surfaces that are *unsealed, clean* (free of dirt, waxes and oils) and *sound*. New masonry must be cured for 28 days prior to coating. **Flat Sealer** must be able to penetrate the surface. Test the openness of the substrate by sprinkling with water. If the surface turns dark with the water **Flat Sealer** can be applied. **Clean:** Clean exterior surfaces by pressure washing to remove dust, sand or other foreign matter. Spot cleaning with acid may cause uneven porosity and blotchy appearance. Rinse the surface thoroughly after chemical cleaning. Un-rinsed acid salts may cause whitish-blotches to appear. Use a degreaser to remove oil or grease stains. Surface can be slightly damp at time of application. **Sound:** Surface of concrete and mortar joints must be hard and firm - not loose or sandy. The surface is un-sound if it can be scraped or gouged with a flat screwdriver. Unsound mortar or deteriorated concrete should be removed and repaired prior to coating. Cracks and joints must be sealed with flexible sealant. Parapet walls must be capped and backside waterproofed with membrane coating. Protect adjacent and underlying surfaces from over spray and rundown.

Application:

Surface can be slightly damp, but not wet at time of application. In hot weather, where possible, lightly spray surface with water to cool the surface to prevent flash drying. Refer to BrickImaging touch-up instructions for appropriate application. Do not stop or interrupt the application in the middle of the wall. Stop application only at expansion joints, walls or breaks defined with masking tape. **Flat Sealer** appears milky-white when applied but dries clear. Material that is not absorbed should be dabbed with a dry clean rag. Do not allow puddles, drips or runs to dry on the surface. **Flat Sealer** may slightly darken the surface and add a slight sheen.

Dry time based on 70°F & 50% RH. Lower temperatures and higher humidity will lengthen dry time. Air circulation will aid in drying. Higher surface temperatures will significantly speed drying and extra caution is required to avoid excess material, drips or runs from drying on the surface. Excess material allowed to dry on the surface may turn cloudy if cured at too low or too high of temperature.

Clean-up:

Use warm soapy water to clean hands and tools.

Limitations:

Flat Sealer does not provide protection against hydrostatic water pressure, efflorescence caused by internal moisture, or moisture penetration through cracks in mortar, expansion joints or junctures between dissimilar materials. **Flat Sealer** will not fill large pores, bridge cracks, seal inaccessible areas, or compensate for flawed construction. Do not use on glazed or non-porous surfaces. Application of **Flat Sealer** may slightly darken the color and over application may build a sheen on the surface. To protect more porous substrates – CMU, rough stucco, blasted concrete - use BrickImaging **Gloss Sealer**.

Application Parameters:

| APPLICATION PARAMETERS | |
|---|------------------------------|
| Surface Temperature | 50° F – 100° F |
| Relative Humidity | < 85% |
| Protect from rain | 24 hours |
| Protect from dew | 12 hours |
| DRY TIME | |
| Dry time to recoat | 3 hours or when dry to touch |
| Dry time for foot traffic | 8 hours |
| Dry time for vehicular traffic | 24 hours |
| Dry time based on 70°F & 50% RH. Lower temperatures and higher humidity will increase dry time. Air circulation will aid drying. Higher surface temperatures will decrease penetration and increase initial gloss. Coatings cured at lower temperature exposed to early moisture may turn cloudy. | |

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First Aid/Safety Instructions:

KEEP OUT OF REACH OF CHILDREN

EYES: Rinse thoroughly for 15 minutes. Get immediate medical attention. **INGESTION:** Call a physician immediately. **ONLY** induce vomiting at the instruction of a physician.

KEEP FROM FREEZING

WARNING! KEEP OUT OF REACH OF CHILDREN