

Tex Clean Masonry Sealer MI (TDS) (Mold Inhibiting Sealer)

Description: Tex Clean Masonry Sealer MI (mold inhibiting) is a clear, water-based, pre-diluted water repellent sealant for use on Brick, Block, Stone, Concrete and most other masonry surfaces.

Uses: When used properly, Tex Clean Masonry Sealer MI will aid in the water repellency of Brick, Block, Stone, Concrete and other masonry surfaces while allowing the surface to breathe. Mold growth on these types of exterior surfaces is a significant problem in the coastal areas of the US along the Gulf of Mexico. The MI product can significantly inhibit the growth of this mold on these surfaces. It also helps to reduce cracking, chipping, staining and other damage related to water invasion. Tex Clean Masonry Sealer MI will not seal cracks or structural defects and is not suited for non porous surfaces.

Coverage: Block – 25 - 150 Sq. Ft.; Stone – 50 - 150 Sq. Ft.; Brick – 95 – 180 Sq. Ft.¹

Dry Time: Treated surfaces dry to the touch in approximately 1 hour. Protect treated surfaces from rainfall for at least 6 hours following treatment.

Job Conditions: Do not apply if temperature or substrate is below 40° F. Best application conditions are when temperatures are between 40° - 90° during application and for at least 6 hours after application. Do not apply to damp surfaces. Surface must be thoroughly dry or sealer may leave a cloudy finish.

Precautions: Keep away from small children. May cause eye and skin irritation. Use adequate ventilation. Harmful if swallowed. Contact physician or poison control office immediately if ingested. Dispose of in accordance with local, state and federal laws. Protect from freezing. Do not use on food surfaces.

Surface Preparation: Thoroughly clean the surface to be sealed using the appropriate Tex Clean Masonry Cleaner and allow surface to dry properly before applying Tex Clean Masonry Sealer MI. Protect skin, windows, landscaping and all other non-masonry products from overspray. Clean all glass and any overspray areas with soap & water immediately after application. Do not allow product to dry on glass surfaces.

Mixing: Tex Clean Masonry Sealer MI is pre-diluted. DO NOT DILUTE. Mix thoroughly with a paint stirrer or paddle mixer prior to application.

Application: Apply with brush, roller or low-pressure spray (less than 30 psi) preferably with fan tip attachment. Vertical application should be applied from the bottom up. Use brush or roller to smooth out any runs or drips that do not penetrate. Allow the product to penetrate for approximately 5 to 15 minutes and then reapply in the same manner. The second coat may require less material than the first one. Avoid over application.

Clean Up: Clean tools and equipment with soap and water immediately after use.

Storage & Shelf Life: Store off the ground in a dry area. Protect from extreme heat, moisture, direct sunlight and freezing temperatures. Product can be stored for a period of 12 months in original un-opened container. After opening, Tex Clean Masonry Sealer will keep for several weeks if stored and resealed properly.

Packaging: Packaged in 1 gallon, 5 gallon and 55 gallon containers.

Technical Data: Appearance: White liquid, dries clear; Flash Point: > 212° F; Freeze Point: 32°; pH: 7.0 to 8.0, VOC compliant.

¹ All coverages are approximate, dependent on substrate and individual application techniques. Coverage rates listed are for two coats. Actual coverage will vary based on the texture and porosity of the surface being sealed. Always test the sealer on a small inconspicuous area before sealing the entire project. Doing so will identify the coverage rate and ensure project compatibility.