



MexeSeal Semi gloss and satin

WATER BASED/COVERAGE: One gallon covers approximately 350-450 square feet.

PRODUCT NUMBER AND CONTAINER SIZE

31107 Gal/31307 (5g pail)

Satin 31187 Gal

DESCRIPTION: Safecoat® MexeSeal is a very low VOC, low odor, water-based, medium gloss clear sealer for use on interior surfaces where a durable finish and superior protection are needed. It is suitable for recoating many water-based sealers, and is slip and scuff resistant. Mexeseal is suitable for use on porous interior tile or masonry surfaces where oil and water repellency are desired. Ideal for long term protection against food, oil and water stains on residential or commercial floors.

USE ON: Safecoat MexeSeal is recommended on substrates such as unpolished marble, limestone, granite, sandstone, slate, fireclay (brick, tile, terra cotta, pavers), concrete (brick, tile, precast panels, cast in place). Always test in small, inconspicuous places before full application. Safecoat MexeSeal is generally not suited for polished surfaces. Not recommended for use on modern Saltillo or quarry tiles without special care. Saltillo or quarry tiles generally contain salts and other contaminants sensitive to application of water based products. White efflorescence flushing may occur. It may be necessary to repeatedly remove contamination and repeat MexeSeal application until all contaminants are extracted.

SURFACE PREPARATION: Remove loose or peeling paint and scuff sand the surface (to create surface profile). All surfaces must be clean, sound, dry, and free of any dirt, dust, oil, wax, grease, mildew, mold, and other contaminants and debris. New cementitious surfaces should age at least thirty days and have a pH below 10 before coating. Scrub surface with a solution of SafeChoice® Safety Clean and water. Use 2-6 oz. of SafeChoice® Safety Clean per gallon of water. Triple rinse to assure cleaner is completely removed. For the best adhesion on smooth surfaces with no surface profile, acid-etching may be required, followed by completely neutralizing the surface. Use extreme caution when working with acid and follow label and MSDS precautions. All acid residual must be removed prior to coating. Surface pH should be 7-10 for best results. Test surface porosity and profile by dropping water onto dry surface. If water drops fail to penetrate quickly, surface may need additional attention to create proper surface profile. Test for surface cleanliness by applying a strong tape (such as duct tape) to the cleaned areas and pull back up. The tape must be clean and free of any concrete dust or dirt. If particles or a white residue are still present, remove them completely with additional scrubbing, rinsing, and possibly etching.

APPLICATION: To assist in quick drying/curing, bring adequate ventilation and air flow to the work area. Before using, stir Safecoat® Mexeseal thoroughly but without excessive agitation so as to avoid air bubbles. Then apply as is, using a squeegee

roller, sponge or appropriate spray equipment. Apply in thin coats. Allow at least two hours to dry between coats. For best results, this product should not be reduced. Two or more coats may be needed depending on porosity of masonry product. Apply only to a completely dry substrate. Correct application will often slightly deepen color of existing surface. Note: these instructions are intended to be general only and not exhaustive. The applicator should determine which preparation and techniques are best suited to the specific surface.

ADVANTAGES / SIGNIFICANT BENEFITS:

- Hard, durable finish.
- Suitable for recoating many waterbased sealers
- Good resistance to scuffing, black heel marks, oil and water. Easy clean up with dry or damp mop - dirt and foreign matter do not penetrate the treated surface.
- Safely used by and for the chemically sensitive.
- Very low VOC content, meets or exceeds all federal and state air quality regulations, including California.
- Contains no formaldehyde.

CLEAN-UP: Clean tools and equipment while still wet with a solution of SafeChoice Super Clean and warm water.

DRYING/CURING TIME: Under normal conditions, Safecoat MexeSeal dries to touch in one hour, is recoatable after two hours and may be opened to traffic after 8-24 hours, depending upon conditions. Normal conditions include a clean, dry surface, access to fresh air flow, a dust free environment, moderate humidity, and temperatures above 55 degrees F. Thick application, high humidity or conditions other than normal will cause Safecoat MexeSeal to dry and cure more slowly.

MAINTENANCE: Mop floor periodically with clean water or an odorless, dye-free, non-volatile all purpose cleaner like SafeChoice Super Clean. May be scrubbed with white pad and 175 RPM floor machine before recoating.

LIMITATIONS: Do not contaminate. Store in airtight containers. Do not use when indoor or surface temperature is below 55°F. Do not apply where product will be immersed in water, such as fountains, pools or below ground area. Do not freeze.

HEALTH PRECAUTIONS: As with all cleaning products, keep container tightly closed and out of the reach of children. Do not ingest. If swallowed, drink two (2) glasses of water to dilute. In case of eye contact, flush immediately with plenty of water for 15 minutes. If you are chemically sensitive, always test for personal tolerance.

LIMITED LIABILITY: Liability, whether express or implied, is limited solely to replacement of product shown to be defective when applied in accordance with instructions and shall under no circumstances include liability for labor costs or consequential damages. It is the user's responsibility to determine the suitability and safety of the product for its intended use. This limited warranty may not be modified or extended by manufacturer's representatives, distributors, or dealers of AFM products. We particularly recommend that users always test in small inconspicuous areas before application to the entire surface.