

# Usage Guidelines

**COVERAGE:** One gallon covers approximately 200-300 SF.

**PRODUCT NUMBER AND  
CONTAINER SIZE**  
21240 Qt/21140 Gal

## USE ON:

Tile, grout, epoxy coatings, rubber sealants, acrylic, wood, masonry and concrete including exterior walls and roofs. X-158 is a clear liquid coating for prophylactic use where mold and mildew are likely to appear. It is not a cleaning agent, but a clear defensive sealer designed to encapsulate surfaces which would typically be subject to mold and mildew attack.

## LIMITATIONS:

Safecoat sealers are made without formaldehyde preservatives. Do not contaminate. Store in air-tight containers. Do not use when indoor temperature is below 55 degrees F. Do not freeze. **Thick application, high humidity or conditions other than normal will cause SafeChoice to dry and cure more slowly.**

## SURFACE PREPARATION:

Clean surfaces of dirt, grease, mildew and oil.

Surfaces painted with oil based coatings should be sanded to promote adhesion **(all gloss must be removed)**. **Wet sanding is recommended.**

Surface should be completely dry before application.

## APPLICATION:

Before using, stir SafeChoice X-158 well, then apply as is.

Repeat every 30-180 days, depending on results.

Apply with a sponge or hand sprayer.

## CLEAN-UP:

Clean tools and equipment while they are still wet with a warm soapy water solution.

## DRYING/CURING TIME:

Re-coatable after 1 hour in normal conditions. Normal conditions include a dry surface, access to fresh air flow, moderate humidity, and temperatures above 55 degrees F

## HEALTH PRECAUTIONS:

As with all coatings and sealers, keep container tightly closed and out of the reach of children. Do not take internally. Keep from freezing. Always use adequate ventilation.

## PHYSICAL DATA

Physical Description: Low odor, clear  
% Volatile by Volume: 99.9%  
Solubility in Water: Dilutable  
% Volatile by Weight: 99.9%  
VOC Material: 5 g/l  
**HAP's (Hazardous Air Pollutants) zero**

**If you are chemically sensitive,  
always test for personal tolerance.**

Test samples available here:

[www.thegreendesigncenter.com/product/afm-2oz-samples/](http://www.thegreendesigncenter.com/product/afm-2oz-samples/)



**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.

**American Formulating and Manufacturing** 3251 Third Ave., San Diego, CA 92103 [www.afmsafecoat.com](http://www.afmsafecoat.com).