

INSTRUCTIONS/USE

Description

NanoTech Coatings Multi Purpose Sealer is a clear, water-based, invisible, breathable sealer designed to protect porous stones, concrete, masonry products, unmodified grout, unglazed tile, stucco, concrete roofing tiles, and much more from the destructive forces of weather & moisture. NanoTech Coatings Multi-Purpose Sealer provides a long lasting breathable UV resistant surface that is repellent to water, mold, airborne dust and dirt, efflorescence, alkali, and freeze / thaw conditions. NanoTech Coatings Multi-Purpose Sealer can be applied in both exterior and interior applications (not for use on flexible surfaces such as fabric and textiles). **This cannot be used as a base sealer for any NanoTech Coatings.**

Surface

Most all hard porous surfaces such as stone, concrete, masonry products, slate, stucco, unmodified grout and unglazed tile.

Solution

Moisture intrusion, stains, dirt, mold.

Characteristics

Color:	Clear
Finish:	Invisible
Vehicle Type:	Water Based
Flash Point:	N/A -9C / 15F
VOC:	Zero g/L
Weight per Gallon:	8.251 lb/gallon
Breathable	

Coverage

Surface	Sq Ft / Gal
Broom finish Concrete*	400-600
Porous Concrete	300-400
Split Face Block	200-250
Pre-cast concrete	400-600
Concrete Block	200-250
Brick (Clay)	200-300
Sandstone, Limestone, Slate	250-300
Stucco	250-300
Flagstone, Concrete Pavers	250-300
Unglazed Ceramic/Porcelain	400-600
Travertine, Tumbled Marble	300-400
Limestone	300-400
Honed Granite and Marble	400-600

Coverage will vary depending on the porosity and texture of the surface. On broom finish concrete: apply one coat to cover. On more porous substrates: 2 or more coats may be required to seal.

MULTI-PURPOSE SEALER

Surface Preparation

Surface must be clean, dry, and in sound condition. Remove all oil, dust, grease, dirt, and other foreign material using NanoTech Coatings Step#1 Cleaner for Unpainted Surfaces. Any existing surfaces that may have retained or wicking oil must be completely free from any further wicking action as this will prevent penetration of our sealer.

IMPORTANT: Remove all existing silicone sealers. NanoTech Coatings Multi-Purpose Sealer will not penetrate through existing silicone based sealers. To determine if the surface is sealed with another sealer, sprinkle water onto surface. If the water is absorbed and the surface becomes darker it has not been sealed and you can proceed applying the NanoTech Coatings Multi-Purpose Sealer. If the water beads up there is an existing sealer that must be removed to allow proper penetration. To remove silicone sealers use NanoTech Coatings Step#1 Cleaner for Unpainted Surfaces. Rinse thoroughly a few times with clean water. After flushing with clean water, dry surface with shop vac and fans. The surface moisture content must not exceed 13%.

Interior Surfaces

Clean surface to remove dirt, dust, grease, oil and loose particles. Remove all surface contamination by washing with NanoTech Step#1 Cleaner for unpainted surfaces, then rinse well with fresh water, make certain to rinse thoroughly and allow the surface to dry thoroughly. On new concrete allow to cure a minimum of 7 days and have a maximum moisture content not to exceed 13%.

Exterior Surfaces

Clean surface to remove all dirt, dust, grease, oil, loose particles, foreign material, coatings, form release agents, moisture curing membranes, mildew, etc, using NanoTech Step#1 Cleaner for unpainted surfaces, then rinse well with fresh water, make certain to rinse thoroughly and allow the surface to dry thoroughly.

New Concrete and mortar must be cured at least 7 days and have a maximum moisture content not to exceed 13%. On tilt-up and poured-in-place concrete, clean with NanoTech Step#1 Cleaner for unpainted surfaces and or sandblasting may be necessary to remove sealers, release compounds. Prepared concrete should have a pH of between 7 and 9.





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Application Instructions

Test Area

Due to the wide variety substrates, always test NanoTech Coatings Multi-Purpose Sealer in an inconspicuous location to ensure performance. There should be very little to no enhancement or change in appearance to the existing surface after it has dried.

Application

Make certain surface has been prepared properly and is clean and dry. If applying outdoors, make certain the ambient temperature is between 45° F and 105° F, RH 90% or less and there is no chance of rain for a minimum of 5 hours after the estimated time of completion of the sealing process. Also make certain there will be no additional morning dew to make the surface damp again before it has had a chance to dry. Do not apply to surface that will be painted also protect surfaces that may need to be repainted, as it will affect the bond of the new paint.

Shake Multi-Purpose Sealer container for several minutes to resuspend the nanoparticles that have settled to the bottom. **(THIS IS EXTREMELY IMPORTANT)**. Make certain to re-shake every 15-20 minutes to resuspend the nanoparticles to ensure proper product performance. Flood the surface to be sealed with NanoTech Coatings Multi-Purpose Sealer by pouring onto surface or spraying onto surface with a pump sprayer equipped with a red or grey fan tip.

Begin to work the sealer into the surface using a 3/8" nap roller. Exerting downward pressure on the roller force the sealer into the surface pores. Continue to work in by rolling back and forth and up and down until there is no puddling or excess sealer standing on the surface. Continue applying NanoTech Coatings Multi-Purpose Sealer onto the surface and working it in with the roller until the surface will not absorb any more sealer. Once again remove all excess sealer and puddling. Approximately 10 to 15 minutes later, while surface is still wet, repeat this process (wet-on-wet application). Depending on the surface, the second coat will not require as much sealer as the first coat. If any unabsorbed sealer is left on the surface, roll it off an edge or wick it up with a cloth.

On surfaces that are very rough or irregular and a roller is not practical to apply the sealer use a pump sprayer with a grey or red fan tip and spray on as close to the surface as possible so that the force of the spray gets the sealer as deep into the pores as possible. Continue this until the surface will not absorb any more sealer.

Wait 10 to 15 minutes and reapply (wet on wet application) until the surface will no longer accept any more sealer. Make certain to remove all excess sealer that is puddling as this will dry into a white haze.

IMPORTANT: The second coat of sealer must be applied within 15 minutes of the first coat. If the area is too large and the entire first coat cannot be completed in 15 minutes, apply in sections that can be completed in the time frame, so that you can apply the second coat while the sealer is still wet. Make sure to mark the stopping point, as the sealer will not leave a noticeable line where the stopping/starting point is.

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Dry Time

Drying Time (@ 77° F, 50% RH):
Temperature and humidity dependent.
Touch: 30 minutes
Through: 5 hours
Full Cure: 7 Days

Interruption of Work

Upon drying, treated surfaces will have a natural appearance matching the untreated surfaces. It is possible areas could remain untreated if work is interrupted. It is advisable to stop application on a corner joint or any other obvious marker so the applicator can begin where the application had previously ceased.

Clean Up

Clean tools and equipment with water and rinsing thoroughly.

Caution

In the event of contact with skin, wash skin thoroughly with soap and water. Always wear safety goggles or splash shield to avoid splashing into your eyes. Do not wear contacts without eye protection. If sealer gets into your eyes immediately flush eyes with water for 15 minutes. If eye irritation occurs after rinsing seek medical attention. If accidentally swallowed, rinse mouth thoroughly with water. In case of discomfort, obtain immediate medical attention.

Care & Maintenance

To clean sealed outside surfaces simply hosing off with a garden hose equipped with a pistol grip sprayer is typically all that is needed. When additional cleaning is required use NanoTech Coatings Safe Clean. On interior surfaces a damp mop works well on floors and other surfaces can be wiped clean with a damp cloth or sponge. NanoTech Coatings Safe Clean solution can be used for counters or other eating surfaces. Do not use high pressure power washers as they will break down the sealer over time. Power washing is generally not necessary after the surface has been sealed, but may be used at a setting of 800 PSI or lower to clean rough or irregular surfaces such as split face block or to clean graffiti. If you notice water wicking into the surface especially on high traffic areas simply follow application instructions and re-apply the sealer, there is no stripping of the NanoTech Coatings Multi-Purpose Sealer required. Simply reapply, The sealer will only absorb into the surface where it has worn away.

