

# **INDUSTRA-SEAL GUARD**

## **CONCRETE CONDITIONER WITH STAIN GUARD**

### **PRODUCT DESCRIPTION:**

Industra-Seal Guard is a one component water based ultra small particle size self-crosslinking hydrophobic organic polymer and silane/siloxane designed specifically for use in the grind and polish of concrete/cement as a surface conditioner and stain guard to be applied before the final polishing step to increase long term performance, gloss and stain resistance.

### **BENEFITS OF USE:**

- \* Increases durability and stain resistance and abrasion resistance.
- \* Improves weathering, densifies and reduces efflorescence.
- \* Protects and fortifies concrete as it seals against moisture damage.
- \* Application will reduce dusting and increase concrete life.
- \* Reduces water absorption into the substrate.

### **VOLATILE ORGANIC CONTENT:**

50 grams per liter.

### **COLOR:**

Opaque milky white color

### **COVERAGE PER GALLON:**

Typical coverage is 800 to 1200 square feet per gallon.

### **PACKAGING INFORMATION:**

This product is available in 5 gallon pails and 50 gallon containers (approximately 8.5 pounds/gallon).

### **SHELF LIFE:**

One year in unopened containers when stored between 50-80 degrees Fahrenheit.

### **FINISH CHARACTERISTICS:**

The product may slightly darken the surface. The overall finish characteristics are determined by the polishing diamond grit size and concrete composition.

### **ABRASION RESISTANCE:**

The application of this product will increase the abrasion resistance of most substrates. Results will vary according to substrate type.

### **DOT CLASSIFICATION:**

Not regulated.

### **VISCOSITY:**

Less than 25 cps.

### **ADHESION:**

Because this material is applied prior to the final grind polishing step and is developed to deeply penetrate into the pores of the concrete, it does not remain as a coating after the final polishing step so delaminations do not occur.

### **CURE SCHEDULE: (70°)**

Allow the material to completely dry to obtain the maximum benefits of the application. The final polishing stage can be performed usually within 1-3 hours under normal conditions.

### **APPLICATION TEMPERATURE:**

55-90 degrees F.

### **CONCRETE DENSIFYING PRIMER:**

Normally, a concrete densifier is used in the early grind and polish stages to increase the density and harden the concrete. We recommend the use of the Industra-SEAL 117 or 117 pLS. The 117 and 117 pLS are designed to densify the concrete while allowing subsequent products such as the Industra-Seal Guard to thoroughly saturate the surface.

### **TOPCOAT:**

None required. Multiple coats of this product are compatible.

### **TEST AREA:**

Concrete substrates vary from geographical regions throughout the country and the actual condition of the concrete can provide varying results. Results can also vary from floor machine weights, RPM speed and the sequence of polishing stages and diamond grit sizes, therefore, test a minimum 4 ft. by 4 ft. area on each type of concrete to determine suitability before undertaking the entire project.

### **LIMITATIONS:**

- \* The surface should be dry prior to the application of this product.
- \* This product is intended for interior use only.
- \* Always apply a test patch to determine the suitability before using.
- \* Allow to completely dry before polishing.
- \* Product may slightly darken the substrate.
- \* Stain resistance and water repellency may not fully develop for 2-4 days.
- \* Remove spills as soon as possible to limit staining possibilities.
- \* Physical properties listed on this technical data sheet are typical values and not specifications.
- \* See reverse side for application instructions.
- \* See reverse side for limitations of our liability and warranty.

## INSTRUCTIONS (Industra-Seal Guard)

- 1) **PRODUCT STORAGE:** Store product in an area so as to bring the material to normal room temperature before using. Continuous storage should be between 50 and 80 degree F. Keep from freezing.
- 2) **SURFACE PREPARATION:** All dirt, oil, dust, foreign contaminants and laitance must be removed to assure a trouble free application. Repair any damaged surfaces with a suitable product.
- 3) **PRODUCT APPLICATION:** Stir material before using. This product is intended to be used prior to the final polishing step when diamond grind/polishing concrete substrates. Normally, a densifier (silicates) is used in the early stages of the grind and polish sequence and prior to using this product. An example of a polishing sequence would be: 80 grit grind, silicate densifier, 150 grit grind, 300 grit grind, 800 grit grind, apply Industra-Seal Guard, 1500 grit grind. The overall process is dependent on equipment used, the equipment RPM and weight as well as the desired gloss after the final polishing step. For increased shine, even finer and finer grit sizes can be employed. Always apply a test area to determine the gloss and finish characteristics prior to commencing the entire job. The Industra-Seal Guard can be applied by a typical garden sprayer to wet the surface without any puddles followed by a lint free finish mop to assure a thin and even coat. When using the lint free finish mop, because the product dries fairly quickly, make sure that the finish mop is used prior to the coating tacking off or becoming partially dry. Do not allow overspray to contact equipment or other surfaces. Typical application coverage ranges from 800 to 1200 square feet per gallon. When applied correctly, no excess material should remain on the surface and the surface will look damp without free liquids. After the material is applied, allow the material to completely dry before completing the final polishing step. Keep floor completely dry for at least 24 hours after the final polishing step is performed. Product is intended for indoor applications on concrete with a functional vapor barrier.
- 4) **CONCRETE PRECAUTIONS:**  
Since Industra-Seal Guard does not totally seal pores, water can still evaporate from the underlying surface. However, if capillary water is traveling toward the treated face, some of it will be stopped at the depth to which the Industra-Seal Guard has penetrated. At this point it will evaporate, passing through the treated area as water vapor. This normally will present no problem. However, if the capillary water source contains soluble salts, they will be deposited at this point within the substrate where this water evaporates. In essence, this reduces visible efflorescence but there is this danger: If capillary water deposits excessive amounts of soluble salts, their crystalline growth can develop sufficient pressure resulting in spalling. Spalling may also result from substantial pressures of water freezing behind the face of the surface before evaporation can occur. These conditions both develop from outside sources of water. Concerning positive side water absorption, applications of this material will reduce positive side absorption and improve the capability of the substrate to resist spalling. Although the material will strengthen the substrate, outside sources of water may cause problems if the hydrostatic pressure is sufficiently great.
- 4) **RECOAT OR TOPCOATING:** Normally one coat before the final polishing step is all that is required.
- 5) **CLEANUP:** Use any suitable mild detergent with a neutral pH to slightly alkaline pH and water.
- 6) **FLOOR CLEANING:** Caution! Although very unlikely, some cleaners may affect the color of the treated surface. Test each cleaner in a small area, utilizing your cleaning technique. If no ill effects are noted, you can continue to clean with the product and process tested.
- 7) **RESTRICTIONS:** Restrict the use of the floor to light traffic and non-harsh chemicals 24 hours has passed. Keep the floor dry for this period.

### NOTICE TO BUYER: DISCLAIMER OF WARRANTIES AND LIMITATIONS ON OUR LIABILITY

*We warrant that our products are manufactured to strict quality assurance specifications and that the information supplied by us is accurate to the best of our knowledge. Such information supplied about our products is not a representation or a warranty. It is supplied on the condition that you shall make your own tests to determine the suitability of our product for your particular purpose. Listed physical properties are typical and should not be construed as specifications. **NO WARRANTY IS MADE, EXPRESSED OR IMPLIED, REGARDING SUCH OTHER INFORMATION, THE DATA ON WHICH IT IS BASED, OR THE RESULTS YOU WILL OBTAIN FROM ITS USE. NO WARRANTY IS MADE, EXPRESSED OR IMPLIED, THAT OUR PRODUCT SHALL BE MERCHANTABLE OR THAT OUR PRODUCT SHALL BE FIT FOR ANY PARTICULAR PURPOSE. NO WARRANTY IS MADE THAT THE USE OF SUCH INFORMATION OR OUR PRODUCT WILL NOT INFRINGE UPON ANY PATENT.** We shall have no liability for incidental or consequential damages, direct or indirect. Our liability is limited to the net selling price of our product or the replacement of our product, at our option. Acceptance of delivery of our product means that you have accepted the terms of this warranty whether or not purchase orders or other documents state terms that vary from this warranty. No representative is authorized to make any representation or warranty or assume any other liability on our behalf with any sale of our products. Our products contain chemicals that may **CAUSE SERIOUS PHYSICAL INJURY. BEFORE USING, READ THE MATERIAL SAFETY DATA SHEET AND FOLLOW ALL PRECAUTIONS TO PREVENT BODILY HARM.***

**V-SEAL Concrete Sealers (877) 738-7325 ~ [info@vseal.com](mailto:info@vseal.com)**