

MexeSeal Clear Gloss • Satin



DESCRIPTION: Safecoat® MexeSeal is a very low VOC, low odor, water-based 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. Non-hazardous and non-flammable, it has been safely used by and for the chemically sensitive. Available in gloss and satin.

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.

PRODUCT NUMBER AND CONTAINER SIZE:

Gloss: 31207 (quart), 31107 (gallon) and 31307 (five gallon).
Satin: 31287 (quart), 31187 (gallon) and 31387 (five gallon).

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.
- Fights indoor air pollution, seals in the outgassing from the substrate.
- Very low VOC content, meets or exceeds all federal and state air quality regulations, including California.
- Contains no formaldehyde.

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® Super Clean and water. Use 2-6 oz. of SafeChoice® Super 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 brush, 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.*

COVERAGE: One gallon of Safecoat MexeSeal covers approximately 300 square feet in one coat depending on surface porosity.

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: Unlike conventional sealers, Safecoat sealers are made without formaldehyde preservatives or toxic mildewcides or fungicides. 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 coatings and sealers, keep container tightly closed and out of the reach of children. Do not take internally. Always use adequate ventilation. *If you are chemically sensitive, always test for personal tolerance.*

LIMITED LIABILITY: Safecoat® products are guaranteed not to be defective when properly applied. Liability express or implied is limited to replacement of product or refund of purchase price and does not include liability for labor costs or consequential damages. Variable factors out of manufacturer's control, such as environmental conditions, application techniques, and surface conditions are critical to results obtained. Users are expected to exercise reasonable care to determine suitability of the product for each application. This limited warranty may not be modified or extended by manufacturer's representatives, distributors or dealers of AFM products. **Always test in small, inconspicuous areas before application to the entire surface.**