



PRO MEX SEALER™

SATIN FINISH



2. MANUFACTURER

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3. PRODUCT DESCRIPTION

PRO MEX SEALER (SATIN FINISH) is a urethane sealer formulated to protect and enhance earth colors and leave a satin-gloss finish on porous earth clay, Mexican Tiles and terra cotta.

Features

- ◆ Urethane formulation provides better performance than water-based acrylic sealers
- ◆ Use on earth clay, terra cotta and Mexican tiles
- ◆ Use to seal cementitious grout joints
- ◆ Use on floors and backsplashes
- ◆ For interior institutional, commercial and residential applications
- ◆ Enhances earth stone colors
- ◆ Excellent protection against household dirt and stains
- ◆ Excellent water repellency
- ◆ Excellent oil and grease resistance
- ◆ Good leveling
- ◆ Dries quickly
- ◆ Faint odor
- ◆ No carcinogenic agents
- ◆ NPEO free - NMP free
- ◆ Biodegradable – in conformity with OCDE 301 E rule
- ◆ Meets Chemical Resistance test CAN/CGSB-25.20-95 for floor surface sealers (Type 1)
- ◆ Meets Static Coefficient of Friction test ASTM D2047 for polished-coated floor surfaces

Packaging

946 mL (1 US qt) bottle; 4 L (1.05 US gal) bottle

Limitations

- ◆ Do not use at temperatures below 10°C (50°F) or above 35°C (95°F).
- ◆ Do not use for exterior applications
- ◆ Full strength protection is achieved only after the 28 days curing time.
- ◆ Do not apply where epoxy grout is used.
- ◆ Do not use in extremely humid areas (public showers, saunas, pools and showers equipped with vapor jets).
- ◆ Do not apply when epoxy or pre-mixed grout is used.
- ◆ Adversely affected by abrasives and/or strong alkali cleaners.

4. TECHNICAL DATA

Applicable Standards

For Additional Information, please refer to the most recent TCNA handbook for ceramic tile installation or the TTMAC Specification Guide 09 30 00 Tile Installation Manual, or visit our website at www.proma.ca.

| WORKING PROPERTIES (@23° C [73° F] and 50% RH) | |
|--|-----------|
| Drying time before applying 2nd coat | 4-6 hours |
| Light circulation after sealer is dry | 24 hours |
| Normal circulation after sealer is dry | 7 days |
| Time before grouting | 7 days |
| Sealer gains full strength | 28 days |
| Performance | |
| Expected sealer duration (normal conditions) | 3-5 years |

| PHYSICAL PROPERTIES (@23° C [73° F] and 50% RH) | |
|---|--|
| VOC content | < 250 g/100 ml |
| Color | Amber translucent |
| Color enhancement | Yes |
| Gloss | Rating: 30 - 35 |
| Odor | Faint |
| Approximate coverage (1 st coat) * | |
| 946 mL (1 US qt) | 5 m ² (54 ft ²) |
| 4 L (1.05 US gal) | 20 m ² (210 ft ²) |
| Approximate coverage (2 nd coat) * | |
| 946 mL (1 US qt) | 10 m ² (108 ft ²) |
| 4 L (1.05 US gal) | 40 m ² (420 ft ²) |
| Shelf life | |
| 24 months if kept in its original unopened packaging and stored in a dry location. Protect from freezing. | |
| *Varies depending on porosity and texture of surface, temperature, humidity and method of application. | |





5. INSTALLATION

Prevention Measures

PERSONAL SAFETY

- ♦ Wearing of gloves, safety glasses and appropriate clothing to prevent skin contact when using the product is always recommended.
- ♦ Please follow safety guidelines outlined in the "CAUTION" section indicated on the bottle (see hereunder).

NEIGHBORING AREA PROTECTION

- ♦ Always protect the neighboring working area against unexpected contact with the product to avoid irreversible damage or alterations that could only be restored by its replacement.

PREREQUISITE CONDITIONS

- ♦ Surface temperature should be between 15 and 30°C (60 and 86°F).
- ♦ Do not confuse surface temperature with room temperature.
- ♦ In some cases there can be an important gap between the temperature you can feel on a surface and the ambient temperature. For example, a surface directly exposed to sun light through a window will most likely be much warmer than the ambient air. Also, a surface in a basement or at ground level without no basement or with an unheated basement will be colder than the ambient air. In both those cases, the drying time will be affected hence affecting the strength and resistance of the sealer which could also remain sticky.

Surface temperature after sealer application

- ♦ If the room or the surface temperature where the sealer is applied is usually low (less than 15°C) there could be pre-matured sealer wear and other weather-related problems could arise such as sensitivity to scratching and flaking. The sealer was designed for interior applications and where heating is present.

Underground humidity

- ♦ A high level of humidity under the surface will affect the sealer negatively because of the vapor pressure. The humidity released will push against the sealer on the surface, which will become sensitive to scratching, peeling or flaking off. More so, a whitish or grayish color will be visible from under the sealer, especially in the grout joints.
- ♦ **Test first on a small and adequate surface, to assess results.**

First time user, without preliminary testing.

- ♦ Never use the product for the first time on a large area without preliminary testing.
- ♦ Usage of the sealer with no prior experience could end-up with an undesired result (visible defects, unexpected level of color enhancement, undesired finish or inadequate protection of the treated surface) which could have been caused by the application method used, the incompatibility between the sealer and the materials on which it was applied or the sealer's characteristics. In those cases, stripping off the sealer on a large area could prove strenuous and could have been avoided with prior testing on a small area. Even more, the removing process could damage or alter irreversibly the covering material that could only be restored by its replacement.

Using the product on a new surface or on an unknown surface, without preliminary testing.

- ♦ Even if you have used the product in the past, because covering manufacturers do modify occasionally the composition of their products, there could be, without your knowledge, presence of an incompatible substance that could be irreversibly damaged or altered or give unexpected end results that would only be restored by its replacement.

Never apply the sealer on a dirty or soiled surface.

- ♦ The application of the sealer on a dirty surface or on which there are remaining grout residues, will trap in the contaminants, leaving dirt apparent and make the maintenance very difficult.

Do not apply the sealer on a waxed surface without prior removal.

- ♦ Application of a coat of sealer on a waxed surface will not be appropriate. There won't be any penetration or adequate adherence, leaving the surface with apparent "fish eyes". Even more, the existing wax could become sticky. You will then have no other alternative but to strip off all coats of sealer and wax with the appropriate remover.

Never apply the sealer over a penetrating sealer or an impregnating sealer without prior removal.

- ♦ Application of a sealer on a surface previously treated with a penetrating sealer or an impregnating sealer will not be appropriate. There won't be any penetration or adequate adherence, leaving the surface with apparent "fish eyes". Even more, the existing sealer could become sticky. You will then have no other alternative but to strip off all coats of sealers with the appropriate remover.

Sealer application in the course of a renovation project or a new construction

- ♦ During a renovation or a new construction, a sealed surface can be in contact with all kinds of contaminants or materials that will damage it. Assessing that the curing time is fully respected and that the protection is adequate and efficient is mandatory.
- ♦ For example, badly adjusted or non-waterproof cardboards on the floor will not prevent the penetration of contaminants that will ultimately damage the sealer during the course of the project.
- ♦ More so, absence of adequate protection and/or insufficient curing time and/or installation mal practices will damage the sealer that will only be corrected by its removal and the application of new coats of sealer.
- ♦ The absence of air circulation caused by more or less waterproof cardboards or plastic sheets with a high level of humidity coming from under the surface and a cool surface temperature will also affect the sealer's integrity and make it sticky or allow grout residues and other contaminants to migrate into the sealer during the course of the project.
- ♦ Sealer removal and application of new coats of sealer will be necessary to correct the situation.
- ♦ Therefore, evaluation of the current situation should be done before hand to assess the relevancy of the protective measures and the capacity to apply them correctly. All this to avoid restoration work that can prove strenuous compared to leaving the surface unsealed during the course of the renovation or construction and needing to deep clean and seal at the end of the project.

Application

Surface Preparation

Surfaces must be clean and free of dust, oil, grease, paint, tar, wax, curing agent, primer, sealer, form release agent or any deleterious substance and debris which may prevent or reduce adhesion.

Mixing

Shake content before use. No mixing required. PRO MEX SEALER (SATIN FINISH) comes in a ready-to-use container.

Accessories

- ♦ Sponge paint brush
- ♦ Short nap paint roller

New Installations

Apply 3 or 4 coats of sealer on the tiles before installation and/or grouting. Allow to dry 7 days before grouting. After the manufacturer's recommended grout curing time (7 to 28 days, depending on the type of cementitious grout) apply one or two more coats. Please note that if at that time there is presence of grout residues on the tiles, they must be cleaned off before applying the sealer. Any negligence to do so will leave the tiles looking grayish and dirty.

Surface Recoating

Only for surfaces previously sealed with PRO MEX SEALER SATIN FINISH. First, clean surface using PRO CLEAN diluted as per recommendation and then dry scuff with a black nylon scuff pad before applying a new coat of sealer as described below.

Existing Installation

Cannot be applied on a surface previously sealed with a silicone-type sealer, a penetrating or an impregnating sealer. For surfaces previously sealed with a water based acrylic and/or urethane sealer; clean surface using PRO CLEAN or PRO DECAP diluted as per recommendation and then dry scuff with a black nylon scuff pad before applying a new coat of sealer as described below.

If sealer must be removed, use PRO DECAP to remove water based acrylic and/or urethane based sealers.





For surfaces sealed with a solvent based acrylic sealer, use the REMOVER for SOLVENT BASED SEALERS.

APPLICATION PROCEDURE

1. SHAKE BOTTLE BEFORE USE.
2. Using a sponge brush, a wax applicator or short nap rollers, apply a thin coat of sealer. Spread the sealer slowly to avoid the formation of air bubbles.
2. Let the surface dry completely (4 to 6 hours) before applying another coat, if needed. NEVER WIPE SEALER ON SURFACE DURING THIS DRYING PERIOD.
4. 3 or 4 coats are usually enough before grouting. Wait 7 days before grouting. One last coat is recommended after grout's curing time to seal joints.

NOTE: Anytime there is more than 7 days since the last coat of sealer was applied, a dry scrub with a black nylon scuff pad is required.

Application on vertical surfaces: Make sure there is no accumulation of sealer in the joints, on the top edge of the tiles, to avoid apparition of streaking.

Application Issues

Sticky surface after sealing

Main causes

- ♦ This situation generally occurs when the sealer is applied at a temperature below the minimal film formation temperature (MFFT) preventing the sealer to dry and harden normally.
- or
- ♦ Because coats of sealer were applied too thick, hence preventing the sealer to dry normally between coats.

Corrective measures

- ♦ Allow 1 or 2 days of extra drying time or remove the sealer with PRO DECAP before applying new coats of sealer.

Sealer appears uneven on the surface of the tiles

Main causes

- ♦ This generally occurs because the tile surface porosity is uneven, which affects the penetration of the sealer and creates an uneven look.
- ♦ Strong peaks and valleys on the surface of tiles cause the sealer to accumulate in lower areas during the drying period.

Corrective measures

- ♦ In the case of uneven look not related to the texture of the tile, apply an additional thin coat of sealer.
- ♦ For tiles where sealer has accumulated into lower areas, dry-scuff these areas with a black nylon scuff pad to remove the excess sealer, and then apply a thin coat of sealer to even out the appearance.
- ♦ Or remove old sealer entirely with PRO DECAP™ (see respective data sheet for details), and then reapply sealer according to application instructions.

Whitish appearance of the sealer

Main causes

- ♦ Applying a thick coat of sealer especially for second and additional coats.
- ♦ Not allowing enough time for the sealer to dry before wiping it with a cloth, a brush or a sponge.

Corrective measures

- ♦ If the whitish appearance is caused by excess sealer dry-scuff the surface with a black nylon scuff pad or strip off sealing using PRO DECAP before applying new coats of sealer (see respective data sheet for details).
- ♦ If the whitish appearance is from wiping the surface before it has properly dried, strip off sealer using PRO DECAP before applying new coats of sealer (see respective data sheet for details).

Appearance of air bubbles on the surface

Main cause

Spreading sealer too quickly on the surface creating excessive bubbles in the sealer. In spite of the anti-foam agents in the sealer, the excessive bubbles are not able to break up and level out before solidifying during the drying process.

Corrective measures

Dry-scuff areas with a black nylon scuff pad and/or use PRO DECAP™ to remove the sealer (see respective data sheet for details); and then reapply sealer according to application instructions.

Appearance of streaks on the surface

Main cause

Sealer was applied using a brush that leaves excessive streaks during application and/or because the coat was applied too thin to allow leveling agents in the sealer to correct streaks before solidifying during the drying period.

Corrective measures

Dry-scuff areas with a black nylon scuff pad and/or use PRO DECAP™ to remove the sealer (see respective data sheet for details); and then reapply sealer according to application instructions.

Dull appearance with grout residue on the surface

Main causes

- ♦ Grout residue was not properly removed from the surface of the tiles during cleanup.
- ♦ Not enough time was allowed during the cleanup process for the grout to harden properly allowing the grout residue to stick to the surface.
- ♦ Applying the sealer at a temperature lower than recommended, thus not allowing the sealer to dry adequately prior to grouting.

Corrective measures

Use PRO DECAP™ to remove the sealer (see respective data sheet for details); and then reapply sealer according to application instructions.

Drying Time

Light circulation 24 hours. Time before grouting 7 days. Normal use after 7 days. Final cure after 28 days.

Disposal

Do not dispose of excess sealer into sewers; instead send to an appropriate recycling center.

Health and Safety

Refer to the Safety Data Sheet (SDS) for complete details.

6. AVAILABILITY AND COST

PROMA products are widely available in Canada and the Northeast United States. To find a distributor of PROMA products, call **toll-free: 1.866.51.PROMA (77662)**.

7. WARRANTY

PROMA warrants that this product is manufactured using quality raw materials and is of merchantable quality and suitable for the purpose for which it was intended. PROMA's liability under this warranty shall be limited to the replacement of its product proven to be defective. Neither seller nor manufacturer shall be liable for any injury, loss or damage, direct or consequential, arising from the use of/or the inability to use this product.

8. MAINTENANCE

Use PRO CLEAN neutral floor cleaner.





9. TECHNICAL SERVICE

For more detailed information on this product, please contact our technical department for proper recommendations and job field assistance. **Toll-free: 1.866.51.PROMA (77662).**

10. FILING SYSTEM

Additional information is available upon request, or by visiting www.proma.ca.

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