

MexeSeal

Interior/Exterior

DESCRIPTION: Safecoat MexeSeal is a low odor, waterbased, medium gloss clear sealer. It is suitable for use on porous interior tile or masonry surfaces where oil and water repellency are desired. It is ideal for long term protection against food, oil and water stains on residential or commercial floors. Safecoat MexeSeal is non-hazardous and non-flammable - a total replacement for high solvent content systems.

USE ON: Safecoat MexeSeal is recommended on substrates such as the following; 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; test first. MexeSeal is also effective as a sealer and protectant for porous wood surfaces such as redwood, cedar and pine.

PRODUCT NUMBER AND CONTAINER SIZE:
31207 (quart), 31107 (gallon) and 31307 (five gallon).

ADVANTAGES / SIGNIFICANT BENEFITS:

- Hard, durable medium gloss finish.
- MexeSeal is suitable for recoating many waterbased sealers (always test first).
- Slip resistant in dry conditions.
- 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: All surfaces must be clean, dry, free from dirt, dust, efflorescence, grease, wax, oil, silicone, tsp/soap, mill scale, oxidation, loose peeling paint or varnish, or any foreign matter/contaminants. Remove all mildew before coating any surface. When acid has been used for any reason, surface must be completely neutralized.

APPLICATION: Always have adequate ventilation. Stir gently. Do not shake container (shaking causes air bubbles). Apply only in thin even coats, using sponge, brush, pad or appropriate spray equipment. Do not use a roller or rayon mop. Allow one hour to dry between coats, depending upon conditions. Two or more coats may be needed depending on porosity of masonry product. Close surface to traffic after application and until completely dry.

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 they are 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: Safecoat MexeSeal is made without formaldehyde preservatives. 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.

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

LIMITED LIABILITY: The great variation between environmental factors, possible surfaces and application techniques, and the lack of control we have over such matters, must affect our policies. Safecoat products are guaranteed not to be defective when applied and used in accordance with instructions. However, liability, whether express or implied, is limited to replacement of product or refund of purchase price and cannot include liability for labor costs or consequential damages. Because of the variety of circumstances affecting each job, it is the user's responsibility to determine the suitability and safety of the product for any particular application. 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.**