



DESCRIPTION:

- Fast drying, water clean-up, environmentally friendly, multipurpose penetrating sealer-primer for vertical surfaces.
- It may be applied as a stand-alone, white pigmented sealer or top coated with Elastomeric, latex, texture or oil based coatings.
- The dried film is resistant to mildew. It contains agents, which inhibit the growth of mildew on the surface of the sealer film, and is also resistant to mild acids, and salts.
- Also protects and seals vertical surfaces of brick, stucco, concrete, grout, stone, plaster, drywall, adobe, simulated brick, metal, chalky surfaces, aluminum & vinyl siding, pottery and many other non-porous surfaces.
- May also be used over previously painted chalky and weathered surfaces.

ORDERING:

- Available in 1 gallon cans and 5 gallon buckets.
- Coverage Rate: 100 to 400 sq. ft. per gallon, per coat depending on the type of surface and porosity.

PRODUCT	NO	SIZE	UPC	Case Size (L x W x H)	Case Qty.	Pallet Qty.
0231 WH CHLKY SURFACE COND 1G	170101	1G	760428023112	14" x 14" x 8"	4	54 Cases
0231 WH CHLKY SURFACE COND 5G	170105	5G	760428023158	12" x 12" x 15"	1	36 Cases

STORAGE & HANDLING:

- **CONTAINS SOLVENTS, WHICH CAN CAUSE PERMANENT BRAIN AND NERVOUS SYSTEM DAMAGE.**
- **Warning!** If you scrape, sand, or remove old paint, you may release lead dust. Lead is toxic. Exposure to lead dust can cause serious illness, such as brain damage. Especially in children. Pregnant women should also avoid exposure. Wear an NIOSH-approved respirator to control lead exposure.
- To avoid breathing vapors and spray mist, open windows and doors or use other means to ensure fresh air entry during application and drying.
- If you experience eye watering, headaches or dizziness, increase fresh air.
- A dust mask does not provide protection against vapors.
- Use only with adequate ventilation.
- Wash thoroughly after handling.
- Clean up carefully with a HEPA vacuum and a wet mop.
- **KEEP AWAY FROM CHILDREN.**
- **KEEP FROM FREEZING**
- **FIRST AID: In case of skin contact**, wash thoroughly with soap and water. If any product remains, gently rub petroleum jelly, vegetable or mineral/baby oil onto skin, then wash again with soap and water. Repeated applications may be needed. Remove contaminated clothing. **For eye contact**, flush immediately with large amounts of water, for at least 15 minutes. **If swallowed**, get medical attention immediately. **If inhalation causes physical discomfort**, move to fresh air. **If discomfort persists** or any breathing difficulty occurs, get medical help.

PRECAUTIONS:

- Before you start, find out how to protect yourself and your family by contacting the **National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.**
- **Warning! Irritant!** Harmful if swallowed.
- Intentional misuse by deliberately concentrating and inhaling the contents may be harmful or fatal.
- May cause eye, nose and throat irritation.
- Do not take internally.
- Do not breathe vapors or spray mist.
- Avoid contact with skin and eyes. Wear eye protection and protective clothing.
- **For emergency information call (800) 545-2643.**
- For additional safety information, refer to the Safety Data Sheet for this product.
- If properly used, a respirator may offer additional protection. Obtain professional advice before using.
- Close container after each use.



WARNING: This product can expose you to chemicals including Titanium Dioxide, which is known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov

231 MASONRY SURFACE CONDITIONER SEALER-PRIMER

PROPERTIES	
Weight per Gallon	8.98 lbs.
Color(s)	White
Gloss	Low Luster
VOC Content	61.4 Grams per Liter (cal.)
Viscosity	75 KU @ 75° F
Solid Content by Weight	26.7%
Solid Content by Volume	18.56%
Resin	Acrylic Latex
Flash Point	None
Dry Time @ 70°F & 50% RH Drying times are influenced by ambient temperature and relative humidity.	To Touch: 1 Hour To Recoat: 2 to 3 Hours Full Cure: 24 Hours

DIRECTIONS FOR USE AND SURFACE PREPARATION

- Remove all dirt, efflorescence, grease, oil, waxes, release agents, peeling paint, excessive chalk, mildew and other foreign material that would interfere with the adhesion of the sealer.
- Repair all voids, cracks, surface breaks, excessive mortar shrinkage and crevices.

SURFACE CONDITIONER SEALER APPLICATION

- Coverage is between 100 to 400 square feet per gallon, per coat, depending on the type of surface and porosity.
- For best results apply with a roller or airless paint sprayer.
- For best penetration and sealing, back roll the wet coat to uniformly force the sealer into the surface.
- A minimum of 2 liberal saturated coats is always recommended. Surface Conditioner applies milky white to aid in even application and dries clear.
- Allow 1-2 hours between coats. If relative humidity is high (>80%), allow an extra period of drying time between coats. High humidity, high film thickness, or cooler temperatures will lengthen dry times.
- Coverage is between 100 to 400 square feet per gallon, per coat, depending on the type of surface and porosity. Do not dilute or apply if the threat of rain is imminent or if the air/surface temperature is expected to be below 50° F within the first 24 hours of application.

CLEANUP: Water