



DESCRIPTION:

- Fast drying, water clean up, environmentally friendly, multipurpose penetrating sealer-primer for vertical surfaces.
- May be applied as a stand alone, white pigmented sealer or top coated with Elastomeric, latex, texture or oil based coatings.
- Inhibits the growth of mildew on the surface of the sealer film
- Resistant to mildew, acids, and salts.
- Surface Conditioner 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 is between 100 to 400 square feet 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.
0230 MASONRY CLEANER 1G	023001	1G	760428023011	14" x 14" x 8"	4	54 Cases
0230 MASONRY CLEANER 5G	023005	5G	760428023059	12" x 12" x 15"	1	36 Cases

STORAGE & HANDLING:

- **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, when tinted, contains ethylene glycol which can cause severe kidney damage when ingested and has been shown to cause birth defects in laboratory animals.
- 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.

230 MASONRY SURFACE CONDITIONER

PROPERTIES	
Weight per Gallon	8.47 lbs.
Color(s)	Milky (wet) - Clear (dry)
Gloss	Low Luster
VOC Content	46.3 Grams per Liter (cal.)
Viscosity	75 KU @ 75° F
Solid Content by Weight	15.7%
Solid Content by Volume	14.25%
Resin	100% Acrylic
Odor	Non-descript
Flash Point	None
Dry Time @ 70°F & 50% RH Drying times are influenced by ambient temperature and relative humidity. High humidity, high film thickness, or cooler temperatures will lengthen dry times.	To Touch: 1 Hour To Recoat: 2 to 3 Hours Full Cure: 24 Hours

CLEANUP:

- Roller covers and spray equipment can be cleaned with soapy water.
- Dried sealer will be difficult to remove from any surface.

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.

APPLICATION:

- Do not dilute
- Do not 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.
- 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.
- High humidity, high film thickness, or cooler temperatures will lengthen dry times.