



Tex Clean Masonry Sealer MI

(Mold inhibiting type of sealer*)

***Description:** Tex Clean Masonry Sealer MI is a clear, water-based, ready-to-use water repellent sealant for use on Brick, Block, Stone, Concrete, Stucco, Wood and most other masonry surfaces. This MI product has been developed to inhibit a specific type of mold that is seen along the Gulf coast of the United States growing on cast stone, clay or concrete brick or block and other masonry surfaces. This product can shut down such mold growth on problematic areas for up to 5 years or more.

Uses: When used properly, Tex Clean Masonry Sealer MI will aid in the water repellency of Brick, Block, Stone, Concrete, Stucco, Wood and many other masonry surfaces while allowing the surface to breathe. It also helps to reduce cracking, chipping, staining and other damage related to water invasion. Tex Clean Masonry Sealer will not seal cracks or structural defects and is not suited for non porous surfaces.

Coverage: Block – 25 - 125 Sq. Ft.; Stone – 50 - 150 Sq. Ft.; Brick – 110 – 120 Sq. Ft.¹

Dry Time: Treated surfaces dry to the touch in approximately 1 hour. Protect treated surfaces from rainfall for at least 6 hours following treatment.

Job Conditions: Do not apply if temperature or substrate is below 40° F. Best application conditions are when temperatures are between 40° - 90° during application and for at least 6 hours after application.

Precautions: Keep away from small children. May cause eye and skin irritation. Use adequate ventilation. Harmful if swallowed. Contact physician or poison control office immediately if ingested. Dispose of in accordance with local, state and federal laws. Protect from freezing.

Surface Preparation: Thoroughly clean the surface to be sealed using the appropriate Tex Clean cleaner and allow surface to dry properly before applying Tex Clean Masonry Sealer MI. Protect skin, windows, landscaping and all other non-masonry products from overspray. Clean all glass and any overspray areas with soap & water immediately after application.

Mixing: Tex Clean Masonry Sealer MI is a ready-to-use product. DO NOT DILUTE. Mix thoroughly with a paint stirrer or paddle mixer prior to application.

Application: Apply with brush, roller or low-pressure spray (less than 30 psi) preferably with fan tip attachment. Use brush or roller to smooth out any runs or drips that do not penetrate.

Clean Up: Clean tools and equipment with soap and water immediately after use.

Storage & Shelf Life: Store off the ground in a dry area. Protect from extreme heat, moisture, direct sunlight and freezing temperatures. Product can be stored for a period of 12 months in original un-opened container and protected from moisture. After opening, Tex Clean Masonry Sealer MI will keep for several weeks if stored and resealed properly.

Weight & Packaging: Packaged in 5 gallon containers. 36 containers per pallet

Technical Data: Appearance: White liquid, dries clear; Flash Point: > 212° F; Freeze Point: 32°

¹ Actual coverage will vary based on the texture and porosity of the surface being sealed. We recommend a test application to ensure actual coverage rate, compatibility with substrate and finished appearance results all meet your specific project requirements.

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