

1. PRODUCT NAME

ProSpec® Concrete & Masonry Sealer WB

2. MANUFACTURER

Bluestone Products™, a TCC Materials® company
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3. PRODUCT DESCRIPTION

ProSpec® Concrete & Masonry Sealer WB is a water-based sealer that penetrates and reacts chemically within the capillaries of the concrete or masonry, bonding to the silica in the substrate to protect against moisture penetration, water-related staining, atmospheric chemicals, and deterioration. It is used to protect and seal clean, dry, coating-free, fully-cured concrete, brick masonry, concrete masonry units, stucco, stone terrazzo, architectural concrete, and some natural stones. Concrete & Masonry Sealer WB is used for above-grade exterior applications that are not subject to hydrostatic pressure. Ready-to-use, this low VOC, silane / siloxane emulsion is especially suited for applications where VOC regulations for AIM coatings prevent the use of solvent-borne products.

Features and Benefits

- Protects and seals
- Repels water
- Dries tack free
- Natural-looking invisible protection
- Non-staining, colorless, non-yellowing
- Ready to use (no mixing, do not dilute)
- High alkali resistance
- Breathable, does not trap moisture
- Deep-penetrating and long-lasting
- Easy to apply with sprayer or roller
- Low volatility, solvent-free
- Protects from effects of rain and other water penetration, chemicals, deicing salts, freeze-thaw, and smog
- Reduces efflorescence

Uses

- Exterior above-grade applications
- Vertical or horizontal applications
- Fully-cured new or existing applications
- Concrete, brick masonry, stucco, burnished or split-faced block, natural and synthetic stone, stucco, and other cementitious materials

SAFETY

READ THE SAFETY DATA SHEET (SDS) BEFORE USING THIS PRODUCT. SDS information is available on our website: tccmaterials.com or contact TCC Materials® at 651-688-9116 (7:30 AM to 4:00 PM, M-F, Central US Time).

CAUTIONS

Read complete cautionary information printed on product container prior to use.

This Product Data Sheet has been prepared in good faith on the basis of information available at the time of publication. It is intended to provide users with information about and guidelines for the proper use and application of the covered ProSpec® brand product(s) under normal environmental and working conditions. Because each project is different, neither ProSpec® nor TCC Materials® can be responsible for the consequences of variations in such conditions, or for unforeseen conditions.

4. TECHNICAL DATA

Color Wet/Dry	Milky White / Clear
Density	7.9 lb./gal. (.946 kg/L)
Drying Time	2-4 Hours at 70°F (21°C)
Flash Point	> 200°F (> 93°C)
Viscosity	Approx. 16 MPa
Active Substance	Water-borne silane/siloxane
pH-value	7-8

VOC

211 g/L

LEED® Eligibility¹

- Low-Emitting Materials (IEQ-c4.2)

Packaging

- 1 gal. (3.78 L) bottle (BOM #120673)
- 5 gal. (18.93 L) pail (BOM #120674)

Shelf Life

12 months from the date of manufacture when stored in the original, unopened container, away from moisture, under cool, dry conditions, protected from freezing, and out of direct sunlight. Store dry at 40°F-90°F (10°C-32°C). DO NOT ALLOW PRODUCT TO FREEZE. DO NOT STORE OR USE NEAR HEAT OR OPEN FLAME. Keep containers tightly sealed when not in use, and use only in well-ventilated areas.

5. INSTALLATION

Preparation

Do not apply when rain is expected within 4–6 hours of application, or when high-winds or other conditions prevent proper application. Apply only to dry surfaces for optimal performance. If rain has preceded application, surfaces should be allowed to dry for a minimum of 24 hours. Check compatibility with the substrate manufacturer prior to placement. Protect all areas not set for treatment from product application, splash, residue, fumes, or wind-drift.

New Concrete and Masonry: Water-cure new concrete or use a water-based dissipating curing compound. All fresh concrete and masonry should be properly cured (28 days).

Existing Concrete and Masonry: Repair any cracks or damaged areas. All repaired or repointed concrete must be allowed to cure for at least 3 days. Patching and sealing materials, caulking, and traffic paint must be fully cured before application. Mechanical abrasion of smooth-finished concrete surfaces may be needed for maximum penetration. Thoroughly clean existing surfaces of dirt, dust, oil, grease, efflorescence, mold, salt, asphalt, laitance, curing compounds, paint, or other contaminants before using. Acceptable surface cleaning methods include shot blasting, sandblasting, water blasting and chemical cleaners.

Note: It is the responsibility of the installer/applicator to ensure the suitability of the product for its intended use.

Job Mockups

The manufacturer requires that when its ProSpec® products are used in any application or as part of any system that includes other manufacturers products, the contractor and/or design professional shall test all the system components collectively for compatibility, performance and long-term intended use in accordance with pertinent and accepted industry standards prior to any construction. Written documentation of the tests performed shall be satisfactory to the design professional and contractor. Test results must include the means and methods of application, products used, project-specific conditions being addressed, and standardized tests performed for each proposed system or variation.

Mixing

Concrete & Masonry Sealer WB does not require mixing, gently stir before use. Do not dilute in any way.

Application

Apply when both air and surfaces temperatures are between 50°F–90°F (10°C–32°C). Surfaces should be dry. A test patch is recommended to determine compatibility with the substrate and application coverage rate.

1. Apply with low-pressure sprayer with a wet-fan type spray nozzle, power roller with 1" nap, or brush.
2. On vertical surfaces, apply using a flooding application from the bottom up. Apply evenly and sufficiently to wet the substrate completely with a minimum 6–8 in. (5 cm) run-down below the spray pattern.

3. On horizontal surfaces, the liquid sealer should pond on the surface for at least 5 seconds before being absorbed. Roll out any pools that accumulate on the surface after 5 minutes. If any dry areas form after 5 minutes, apply an additional light coat to those dry areas.
4. It is important to spray or roll the surface to evenly spread the sealer. Surface should have a uniform wet-look until the sealer dries.
5. Very porous surfaces may require 2 coats of Concrete & Masonry Sealer WB, wet on wet application. It is better to apply 2 thin coats than 1 heavy coat.
6. When applying to split-face block, be sure the block is dry to allow for good penetration with no run-down. If applied to damp block, the water on the surface may prevent proper penetration which may prevent it from achieving a natural look.

Cleaning

Use water based detergents or alcohol (spirit) to clean all tools immediately after use. If product is left to dry on surfaces for a few hours, a silicone resin film will develop that can be difficult to remove. Any silicone resin film is best removed using ethanol or spirits.

Limitations

- Not suitable for use on gypsum surfaces.
- Do not apply to glazed brick/block which may be painted or sealed.
- Do not apply to non-porous surfaces such as glass or metal as product will leave a residue.
- Protect landscaping and all areas not set for treatment from product splash, residue, fumes, or wind-drift.
- Very dense substrates (e.g. marble) may not be suitable for impregnation with Concrete & Masonry Sealer WB.
- It is better to apply 2 thin coats than 1 heavy coat.
- A waxy coating may develop when applied too heavily, or if applied over a sealed surface.
- Do not use below grade, or on surfaces subject to hydrostatic pressure.
- Not for use on asphalt surfaces or surfaces subject to constant liquid contact or immersion.
- Concrete & Masonry Sealer WB does not prevent water penetration through open joints, structural cracks, or surface defects.
- Keep containers tightly closed when not in use.
- DO NOT store near heat or open flames.
- Wear protective goggles, gloves, and respirators.

Coverage

ProSpec® Concrete & Masonry Sealer WB covers approximately 125 sq. ft. / gal. (3 m²/L), per coat.

- Concrete Block: 40–100 sq. ft./gal (0.98–2.4 m²/L)
- Smooth Concrete: 150–200 sq. ft./gal (3.6–4.9 m²/L)
- Exposed Aggregate: 100–200 sq. ft./gal (2.4–4.9 m²/L)
- Bridge Decks/Ramps: 100–200 sq. ft./gal (2.4–4.9 m²/L)

Coverage may vary due to porosity and condition of substrate. Very porous surfaces may require 2 coats, wet on wet.

PROSPEC®

6. AVAILABILITY

To locate ProSpec® products in your area, please contact:

Phone: 1.651.688.9116
Email: info@tccmaterials.com

7. WARRANTY

Seller warrants that its product will conform to and perform in accordance with the product specifications. The foregoing warranty is in lieu of all other warranties, expressed or implied, including, but not limited to those concerning merchantability and fitness for a particular purpose. Because of the difficulty in ascertaining and measuring damages hereunder, it is agreed that Seller's liability to the Buyer shall not exceed the total amount billed and billable to the Buyer for the product hereunder.

8. MAINTENANCE

Normal maintenance includes sweeping, mopping or dusting. Stains should be removed as soon as possible. Concrete & Masonry Sealer WB can be reapplied to wear areas and areas where spills have removed the sealer.

9. TECHNICAL SERVICES

Technical Assistance:

Information is available by calling TCC Materials®
(hours 7:30 AM to 4:00 PM, M–F, CST):

Phone: 1.651.688.9116
Email: info@tccmaterials.com
Web: tccmaterials.com

Technical and Safety Literature:

To acquire technical and safety literature, please visit our website at: tccmaterials.com.

10. FILING SYSTEM

Division 9

¹ ProSpec® products can contribute to LEED® credits within the Material Resource, (Recycled Content & Regional Materials) and Indoor Environmental Quality (Low Emitting Materials).

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Data Sheets are subject to change without notice. For the latest revision, check our website at tccmaterials.com



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