



## TECHNICAL DATA SHEET

**Product:** MULTI-PRO SEALXPRIME

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### SCIENCE AND TECHNOLOGY AT WORK

#### PRODUCT DESCRIPTION

Multi-Pro SealXPrime is a high-performance penetrating treatment engineered through a regulated chemical fusion of proprietary SS-03 resin chemistry and a hydrophobic silicate system. It is specifically developed to function effectively on cementitious substrates irrespective of whether the surface condition is dry or moisture laden.

Following curing, SealXPrime establishes a robust moisture-resistant barrier within concrete and plaster surfaces while concurrently serving as an integrated priming layer. This combined functionality minimises preparation delays and substantially reduces the volume of finishing paint required.

The product is supplied as a white, semi-viscous liquid designed to penetrate the substrate matrix. It is suitable for both new construction and refurbishment work where cement-based surfaces are exposed to moisture.

#### FUNCTIONAL PERFORMANCE

Upon application, SealXPrime penetrates deeply into the capillary structure of the substrate. A chemical interaction occurs between the product and free calcium hydroxide naturally present in cement-based materials. In the presence of oxygen and carbon, this reaction generates insoluble crystalline formations within the substrate, while simultaneously forming a flexible, protective surface film.

Newly plastered surfaces may be treated once a minimum curing period of 24 hours has elapsed. SealXPrime provides effective moisture regulation, significantly reducing the risk of coating delamination and paint failure associated with damp surfaces.

#### KEY BENEFITS

- Rapid drying characteristics.
- Cost-effective application.
- User-friendly application.
- Excellent hiding power and coverage.
- Resistance to water and moisture penetration.
- Environmentally considerate formulation.
- Deep substrate penetration.
- Long service life.



- Economical system design.
- Reduces moisture-induced paint failure.
- Accelerated readiness for overcoating.
- Waterborne formulation.
- Contains no hazardous solvents.
- Eliminates the requirement for separate primers.
- Compatible with premium water-based coating systems.

## RECOMMENDED SUBSTRATES

Sound, well-adhered cement plaster, whether newly applied or aged, provided the surface is clean, dry, and structurally stable.

## TECHNICAL DATA

Appearance: White.

Solids Content: 48% by mass.

pH Value: 6.0 – 6.5.

Application Temperature: Minimum 5 °C / Maximum 32 °C.

Dry Time: 24 hours at 25 °C.

Recoating Time: Minimum 24 hours.

Full Cure: 48 hours.

Shelf Life: 12 months.

Pot Life: 12 hours after opening.

Mixing: Periodic stirring during application.

Maximum Surface Moisture: 12%.

Cleaning: Clean potable water.

Specific Gravity: 1.1.

Water Penetration Resistance: Zero after 48 hours (Wacker Test Method).

Application Tools: Brush or roller.

Coverage Rate: 6 – 8 m<sup>2</sup> per litre, dependent on substrate condition.

Carrier: Potable water.

Packaging: 5 L and 20 L containers.



Suitable Surfaces: Concrete slabs, cement plaster, brickwork.

Wet Film Thickness: 0.5 mm.

Dry Film Thickness: 200 – 300 microns.

### APPLICATION GUIDELINES

All substrates must be firm, clean, and free from dust, grease, laitance, and any loose or friable material prior to application. Apply SealXPrime evenly using a brush or roller, ensuring complete and uniform coverage. Once applied, inspect the surface for pinholes or discontinuities and rectify immediately. Prior to application of subsequent coatings, ensure the treated surface is fully sealed and free of defects.

### HEALTH, SAFETY & HANDLING

Wear appropriate personal protective equipment during application.

Apply protective barrier cream to exposed skin.

Clean tools immediately after use with potable water.

Prevent material from entering stormwater drains or sewer systems.

Product is not intended for ingestion.

In case of eye contact, rinse thoroughly with clean water.

Avoid inhalation of vapours.

Individual skin sensitivity reactions may occur.

Keep out of reach of children.

### DISCLAIMER

The information contained in this Technical Data Sheet is provided in good faith and is based on laboratory testing and practical experience. It is provided for guidance purposes only. As conditions of application, surface preparation, and use are beyond the control of Multi-Pro Distributors, no warranty, whether express or implied, is given regarding the final results obtained. The user is responsible for determining suitability and regulatory compliance.

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