

# TEX CLEAN MASONRY SEALER

**“Seal the Deal with Tex Clean!”**



**Water Based Sealer for use on Interior &  
Exterior Surfaces**



[www.ahi-supply.com](http://www.ahi-supply.com)



## Tex Clean Masonry Sealer - the "Brick and Block Water Block"

It's hard to imagine that something as small as a drop of water could damage something as solid as brick, block or stone. However excessive moisture, either behind or on top of masonry surfaces, can damage your masonry in a surprisingly short time frame. One of the most common examples of excess moisture is efflorescence, a white chalky "growth" that is seen on many masonry buildings. Efflorescence is caused by the natural salts leaching to the surface as moisture evaporates. By preventing the moisture from getting into the masonry, the growth of efflorescence will be stunted.

Tex Clean Masonry Sealer will aid in the water repellency of Brick, Block, Stone, Concrete, Conventional Stucco and other masonry surfaces while allowing the surface to breathe. When tested against competitive sealers Tex Clean Masonry Sealer cost less and proved superior in the areas of water penetration and coverage.  
(See comparison chart on opposite page for further details).



Houston  
2800 N Gordon St.  
Alvin, TX 77511  
(281) 331-0088  
(281) 331-9813 Fax  
(800) 873-5794

Austin  
1585 Jack C Hays Trail  
Buda, TX 78610  
(512) 312-0879  
(512) 295-3277 Fax  
(800) 499-0984

Dallas  
400 N Highway 377  
Roanoke, TX 76262  
(817) 491-0531  
(817) 430-4370 Fax  
(800) 525-5382

In head to head comparison testing, Tex Clean Masonry Sealer has proven to be a better value than other competitive sealers on the market.

**Water penetration performance testing:**

Masonry Material:	Total time that elapsed <u>before</u> water was absorbed into the treated masonry material		
	Tex Clean Masonry Sealer	Competitive Sealer Brand "A"	Competitive Sealer Brand "B".
Clay Brick	8 Hours	1 Hour 45 Minutes	2 Hours
HW Concrete Brick	23 Hours	11 Hours	20 Hours
LW Concrete Block	21 Hours	1 Hour 30 Minutes	8.5 Minutes

**Head to Head coverage comparison testing:**

Two coats of Sealer applied to Hard Fired Clay Brick Walls	Tex Clean Masonry Sealer	Competitive Sealer Brand "A"	Competitive Sealer Brand "B"
	133 sq. ft. per gallon coverage	127 sq. ft. per gallon coverage	125 sq.ft. per gallon coverage

Actual coverage may vary depending on job conditions and materials used.

**Cost:**

Sealer cost per sq. ft.	Tex Clean Masonry Sealer	Competitive Sealer Brand "A"	Competitive Sealer Brand "B"
	\$0.14	\$0.16	\$0.19

Based on retail price of 5 gallon containers of the products tested as of May 2007. Does not include any applicable sales tax.

**5 gallon container comparison**

Competitive brand "A" and "B" use a non-vented 5 gallon container that spills excessively when pouring the sealer into the sprayers that are used to apply the product. This spillage creates costly waste and clean-up issues. Tex Clean Masonry Sealer uses a 5 gallon container that is vented, allowing for spill-free filling of your sprayer.



# Tex Clean Masonry Sealer

**Description:** Tex Clean Masonry Sealer is a clear, water-based, ready-to-use water repellent sealant. When used properly, Tex Clean Masonry Sealer will aid in the water repellency of Brick, Block, Stone, Concrete, Conventional Stucco and 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 per Gallon:** Concrete Brick and Block: 50-175 Sq. Ft.; Stone: 70-150 Sq. Ft.; Clay Brick: 95-180 Sq. Ft. Coverage rates listed are for two coats. Actual coverage will vary based on the texture and porosity of the surface being sealed. *Always test the sealer on a small inconspicuous area before sealing the entire project.* Doing so will identify the coverage rate and ensure project compatibility.

**Dry Time:** Treated surfaces dry to the touch in about 1 hour. Protect treated surfaces from rainfall and moisture for at least 6 -12 hours after treatment. Moisture could cause streaking or lessen the effectiveness of the sealer.

**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. As with all of the products in the Tex Clean family, you should carefully read and follow the instructions on the label and the Material Safety Data Sheet to insure its safe and effective use.

**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. 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 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. Vertical applications *should be applied from the bottom up*. Use brush or roller to smooth out any runs or drips that do not penetrate. Allow the product to penetrate for approximately 5-15 minutes; then re-apply in the same manner. The second application may require less material. Avoid over application.

**Maintenance:** Effective life of the sealer will vary depending on the material that is sealed, atmospheric conditions and quality of application. Re-apply as necessary.

**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, Spectrum Tex Clean Masonry Sealer 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°; pH: 7.0 to 8.0; VOC compliant.

**Warranty:** AHI warrants this product to conform to the product design formula. Where permitted by law, AHI makes no other warranties or representation of any kind, expressed or implied, including warrant of merchantability or fitness for a particular purpose. Having no control over the use of this sealer, AHI will not guarantee the finished work, nor shall AHI be liable for incidental or consequential damages. Purchasers and/or users only remedy for product failure is that AHI may replace or refund the purchase price of the defective product. Use of the product constitutes full acceptance of AHI's warranty issues and absolves AHI from any other liability. Purchaser must determine compatibility with his project by performing his own tests.

**Descripción:** El sellador Tex Clean para albañilería, es un sellador impermeable listo para usarse, hecho a base de agua. **Cuando el sellador Tex Clean** es usado correctamente ayuda a repeler el agua de las superficies como el ladrillo, la piedra, bloques de cemento, el stucco convencional, y de otras superficies de albañilería mientras que permite que la superficie respire. También ayuda a prevenir grietas, despostillarse, mancharse y otros daños ocasionados por la invasión del agua. El sellador Tex Clean no sellará grietas ni defectos estructurales, y no es recomendable para superficies porosas.

**Rendimiento por Galón:** Bloque de cemento: 50-175 pies<sup>2</sup>; piedra: 70-150 pies<sup>2</sup>; ladrillo: 95-180 pies<sup>2</sup>; Este rendimiento es de dos manos de aplicación. La cobertura real

variará dependiendo de la textura y porosidad de la superficie a ser sellada. **Pruebe siempre el producto en un área pequeña y discreta antes de sellar el proyecto entero.** El hacer esto le ayudará a comprobar su rendimiento y ver la compatibilidad del proyecto.

**Tiempo de secado:** las superficies tratadas se secan al tacto aproximadamente en 1 hora. Proteja las superficies tratadas contra la precipitación y la humedad por lo menos 6-12 horas después de aplicado el tratamiento. La humedad puede causar daños o disminuir la eficacia del sellador.

**Condiciones de trabajo:** No se aplique si la temperatura ó la superficie de trabajo está por debajo de los 40° F. Las mejores condiciones de aplicación del producto son cuando las temperaturas están entre los 40° - 90° F. y por lo menos 6 horas después de la aplicación.

**Precauciones:** Mantenga a los niños alejados. Puede causar irritación en los ojos y en la piel. Utilícese con la ventilación adecuada. Es dañino si es ingerido. Contacte a su médico si es ingerido, o a la oficina de control de envenenamiento. Disponga propiamente del producto, de acuerdo a las leyes locales estatales y federales. Evite que se congele. Como con todos los productos de la familia de Tex Clean, usted debe leer y seguir cuidadosamente las instrucciones en la etiqueta y la hoja de información y datos de seguridad del producto, para asegurar su uso eficaz y efectivo.

**Preparación de la Superficie:** Lave completamente la superficie a sellar utilizando el limpiador apropiado de Tex Clean y permita que se seque la superficie completamente antes de aplicar el sellador Tex Clean. Proteja su piel, ventanas, jardineras y el resto de las áreas que no vayan a ser selladas del rocío ó salpicaduras del producto. Limpie las ventanas ó superficies salpicadas de producto con agua y jabón inmediatamente después de la aplicación.

**Mezclado:** El Sellador Tex Clean viene listo para usarse. NO LO DILUYA. Agítese a fondo con un agitador de pintura ó un mezclador de Paleta antes de su aplicación.

**Aplicación:** Aplíquese con brocha, rodillo ó con pistola de presión (menos de 30 PSI) preferiblemente con el accesorio de punta de abanico. Aplicaciones verticales deben ser aplicadas de abajo hacia arriba. Utilice la brocha ó el rodillo para alisar corridas ó gotas que no penetraron en la superficie. Permita que el producto penetre en la superficie por aprox. 5-15 minutos; después reaplique de la misma manera. La segunda aplicación podrá requerir de menor cantidad de producto. Evite la sobre aplicación de producto.

**Mantenimiento:** La vida del sellador variará dependiendo del material al que fue aplicado, de las condiciones atmosféricas y de la calidad de la aplicación. Reaplique cuanto sea necesario.

**Limpieza:** Limpie el equipo y las herramientas con agua y jabón inmediatamente después de su uso.

**Almacenaje y vida útil:** Guárdese en un estante en un lugar seco. Protéjase del calor extremo, humedad, luz del sol, y temperaturas de congelación. El producto puede almacenarse por un período de 12 meses en su envase original y sin abrir. Después de abierto, puedes guardar Spectrum Tex Clean Masonry Sealer por varias semanas si está propiamente almacenado y cerrado.

**Presentación:** Envasado en contenedores de 5 galones. 36 contenedores por paleta.

**Datos técnicos:** Aspecto: líquido blanco, seca transparente; Punto de inflamabilidad: > 212° F Punto de congelación: 32° F; pH: 7.0 a 8.0; VOC: cumple