

# U-SEAL

## A BRUSHABLE, CEMENT-BASED WATERPROOF COATING WHICH PROTECTS AND DECORATES CONCRETE AND MASONRY SURFACES

**U-SEAL** is a cement-based waterproof coating designed to be applied by brush or spray over a variety of properly prepared, vertical masonry and concrete surfaces. U-Seal creates a permanent waterproof barrier which prevents moisture migration. U-Seal is designed to be mixed with Umaco Add Mix-35.

### USES and ADVANTAGES

- U-Seal fills voids and pores in brick, block, stone, stucco and poured concrete thus creating a permanent waterproof barrier.
- Seals out water and dampness against hydrostatic pressure such as found in basements, pits, cisterns and reservoirs.
- An ideal coating to use for waterproofing interior and exterior foundation walls.
- Ideal when used for submersion applications such as fountains, swimming pools, etc.
- Waterproofs and decorates in one easy step.
- Available in White or Gray.
- May be applied above or below grade.
- Will not soften when in prolonged contact with standing water once fully cured.
- Safe for use in contact with drinking water once fully cured.
- May be applied over damp walls.
- Does not support fungus growth and is mildew resistant.
- Highly resistant to impact and abrasion damage.
- Non combustible, will not contribute to flame spread.

### SURFACE PREPARATION

#### Masonry Surfaces

Must be sound and clean. U-Seal will not fill large voids or bridge large cracks. All deteriorated mortar joints, large voids and cracks must be repointed or patched (with Umaco U-Patch, U-Plug or equivalent) then allowed to cure. Remove all dirt, dust, spalling or loose concrete, oil, grease, wax, mildew, efflorescence, curing compounds, form release agents, paint or any other foreign material which might effect the bond. **SEE WARNING ON BACK PAGE REGARDING PAINT REMOVAL.** A dry removal method such as a sand or shot blasting procedure will ensure a proper surface preparation. Wet cleaning may also be used. If the size of the job does not justify the costs of such equipment, all preparations may be accomplished manually. All oil and grease must be scrubbed with a degreasing compound, rinsed thoroughly then allowed to dry. After cleaning oil or grease spots, sprinkle a little water on the cleaned surface to check for residual contamination. Oil or grease is still present if the water forms small globules. If the water is quickly absorbed, the surface is clean. Efflorescence must be washed with a mild solution of muriatic acid and water, rinsed thoroughly then allowed to dry.

#### New Concrete Foundations

Before applying U-Seal on a new concrete foundation, all rod ties must be broken off close to the foundation, pushed back one to two inches and then filled with Umaco U-Plug. Honeycomb voids and holes left in the foundation for pipes must also be filled with U-Plug to ensure proper waterproof protection.

Always perform a spot test (of sufficient size) prior to application in order to ensure compatibility between U-Seal and the substrate as well as to confirm that the appearance and performance are acceptable.

### MIXING

In a clean five gallon container, add one quart of Add Mix-35 and seven quarts of water. Add one half of a 50 lb. bag of U-Seal and mix thoroughly, preferably with a power mixer. Add remaining powder, remix, and allow mixture to soak for ten minutes before applying. U-Seal should be similar in consistency to pancake batter. If mixture is too thick, up to one quart of water may be added. Working time is approximately 30-40 minutes depending on the ambient temperature.

### APPLICATION

U-Seal may be applied by a bristled masonry brush (for a finer texture a nylon paint brush) or by hopper spray gun equipment. Apply liberally filling all voids and pores in the substrate. A damp surface will lessen the surface drag of the material and facilitate an easier application. When applied on concrete masonry units, a horizontal finished brush stroke is recommended to avoid brush marks. When applied on poured concrete, a vertical finished brush stroke will provide a neat finish. On below grade applications, two coats of U-Seal are recommended for proper waterproof protection. For above grade applications, one heavy coat of U-Seal is sufficient for proper waterproof protection in most cases.



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## **COVERAGE**

Per each 50 lb. bag of U-Seal mixed with water and one quart of Add Mix-35. Actual coverage will vary depending on the porosity of the surface.

<b>Material</b>	<b>Coverage</b>
Concrete.....	200-300 square ft.
Brick or Block.....	200-250 square ft.
Stone.....	150-200 square ft.

## **SPECIAL PRECAUTIONS**

- U-Seal should be applied when the ambient and surface temperatures are at least 50 degrees F and will remain so for at least 48 hours.
- In hot weather applications, materials, mixing solutions and the substrate should be protected from direct sunlight and wind.
- In hot weather applications, ice may be added to the mixing water and the substrate to be coated should be kept damp prior to application.
- In order to avoid any color variations or streaking, do not apply if snow, rain or any other precipitation is expected within 48 hours.

## **WARNING!**

Do not take internally. Contains Portland cement and Silica sand. May be irritating to the eyes and nose. Prolonged inhalation may cause lung injury. Avoid eye contact or prolonged contact with skin. Wash hands thoroughly with water after handling. In case of eye contact, flush with plenty of water for at least fifteen minutes. If irritation persists, consult a physician immediately. Dust masks, eye protection and gloves are recommended when using this product. Read Material Safety Data Sheet (MSDS) before using this product which may be obtained from your retailer or by calling 978-453-8881.

24 Hour Emergency Medical/Spill Information (Chemtrec): 800-424-9300

## **KEEP OUT OF THE REACH OF CHILDREN!**

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust or fumes. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.**

Before you start, find out how to protect yourself and your family by contacting the USEPA National Lead Information Hotline at 1-800-424-LEAD or log onto [www.epa.gov/lead](http://www.epa.gov/lead). Wear a properly fitted respirator and prevent skin contact to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Follow these instructions to control exposure to other hazardous substances that may be released during surface preparation.

For technical assistance call  
978-453-8881

[www.umaco.com](http://www.umaco.com)

## **LIMITED WARRANTY**

*The manufacturer guarantees its products to be free of defects and the extent of its liability is limited to the purchase price of the materials only, if proved to be defective. Improper mixing, incorrect application or other factors beyond the control of the manufacturer or its dealers may produce unsatisfactory results and cannot be held to be the manufacturers or its dealers responsibility. There are no other guarantees either expressed or implied.*

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- Concrete Patching and Repair Products
- Masonry Waterproofing Products
- Acrylic Admixtures and Bonding Agents



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