

SEALCOTE

A **LIQUIGUARD**[®] Product
Protection Without Pollution



SealCote is an environmentally-friendly, 2-part urethane protective topcoat providing sealing and a high gloss, durable, decorative finish for a variety of hard flooring and countertop surfaces including *polished and porous concrete, stone, VCT, terrazzo, granite, marble and various tiles.*

SealCote provides an abrasion, stain and water resistant glossy finish that helps protect the coated surface from wear and damage while reducing regular and costly maintenance such as stripping, polishing and waxing in a range of facilities including hospitals, universities, schools, airports, restaurants, hotels and resorts. **SealCote** is safe and easy to apply, making it also appropriate for residential use by homeowners and do-it-yourself enthusiasts.

SealCote is formulated from cutting edge, non-hazardous polymers that are free of noxious fumes and odors and is an improvement on the typical wax floor coatings widely used on hard surface floors. High gloss **SealCote** provides a gloss level almost similar to the appearance of a freshly burnished wax floor. With **SealCote**, floor maintenance is cut to a minimum for **two to five years** before re-coating is required. In the interim, the floor maintains a beautiful mar-resistant high gloss finish that is highly resistant to staining and discoloration from spills.



- **No More Stripping** - Stripping, burnishing or waxing are no longer necessary. When it is time to re-coat, simply add a fresh coat right over the existing coat. Quick and easy, once every 2 to 5 years.
- **Cheaper** - No stripping or burnishing means less floor maintenance labor and lower maintenance costs. An estimated 86% of floor care cost is labor. **SealCote** can eliminate up to 70% of that cost.
- **Seals Grout** - **SealCote** prevents staining and has built-in mildewcides that inhibit the growth of mold and mildew which cause discoloration. Anti-microbials may be custom ordered.
- **Slip/Fall Prevention** - **SealCote** is also available in a non-slip format to prevent slip and fall accidents.
- **More Sustainable** - **SealCote** is a great way to make your facility more "green" compliant. Stripping, burnishing and re-waxing floors emits air pollutants, creates chemical by-products and wastes precious commodities such as electricity and water.

SealCote is unique among urethane topcoats in its eco-friendly composition, ease of use and brilliant finish. Unlike other 2-part urethanes, **SealCote** has virtually no unpleasant fumes or odors. It is incredibly easy to mix and apply and excess coating can be disposed of in regular trash after it has fully hardened.

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Surface Preparation: **SealCote** may be applied to most flooring and wall surfaces with proper preparation. With hard and smooth surfaces such as *granite, marble, VCT, and similar surfaces*, we recommend the application of one coat of Liquiguard's **UniBond110**, an extremely effective bonding agent. **UniBond110** is easily applied by simply mopping it on to the surface with a microfiber mopping pad. **UniBond110** will dry in minutes and the **SealCote** application can proceed immediately thereafter. When applying **SealCote** to *porous and absorbent surfaces such as unglazed tile, concrete, textured wood, etc.*, a primer coat of Liquiguard's **UniPrimer** will help seal the surface and reduce the loss of the **SealCote** coating through absorption. **UniPrimer** maybe applied by brushing, rolling or spraying. Ensure that **UniPrimer** is fully dry, about 30 to 45 minutes at ambient temperature of 77°F+ and low relative humidity, before proceeding with the **SealCote** application. **UniPrimer** is a water based material and tools used for its application can be rinsed with clean water. To ensure lasting adhesion and flawless finish make sure that the target surface is free of dirt and debris. Special attention should be given to the removal of oil and grease type contaminants as they will prevent the primers and **SealCote** from bonding with the surface.

SealCote Preparation: **SealCote** is a 2-part coating supplied as Part-A and Part-B. Each of the parts are supplied in an exact proportion to each other to ensure optimal functionality. Pour all of the Part-A and Part-B material in a plastic or metal container just prior to application. Gently stir the mix for 3 to 5 minutes to ensure that the two parts have thoroughly homogenized. This can be visually ascertained by the appearance of a clear and slightly straw colored liquid without any seperated layers or swirls in the mixing container. Each gallon of **SealCote** will provide a single coat coverage over approximately 750 to 1000 square feet, depending on the nature of the substrate and method of application. The 'wet edge' or working time of **SealCote** is approximately 60 minutes after which there is a rapid onset of the gelling process. It is important to mix only enough material that can be comfortably and properly coated during the 60 minute window. When mixing less than the entire amount of both containers mix even amounts of part Part-A and Part-B (1:1 ratio) in the manner explained.

Application: **SealCote** can be applied by brush, roller or HVLP sprayer after the surface preparation recommended above. All basic precautions associated with paints and painting should be followed including proper ventilation, masking off areas that will not be coated and preventing air borne debris from invading the area being coated and while the coating is wet. **IMPORTANT: The area being coated should be well ventilated and there should be no exposure to open flames or sparks of any kind.**

Drying Time: The curing process will start within 60 to 75 minutes after initial application and the coated surface will be available for light foot traffic after being allowed to cure for 6 to 8 hours at low relative humidity and ambient temperature between 75°F and 85°F. The adhesion and strenghtening process of the coating will continue over the next 48 to 72 hours at which time **SealCote** will achieve its optimal mar and stain resistant properties.

Cleanup: Tools, equipment and containers used for the **SealCote** application should be thoroughly wiped clean and then washed with soap and water. If the curing process has started to take hold then Liquiguard's **EcoKleanz** provides an excellent choice for an effective bio-based cleaning solvent if there is a need to reapply any of the **SealCote** product. Overruns and spills can also be remedied with **EcoKleanz**. **SealCote** cleanup residue should be disposed off in a manner similar to disposing normal oil based paint residue and trash.