

**VEXCON**  
CHEMICALS, INC.Concrete solutions for architects, engineers and builders since 1974  
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# POWERSEAL® STAIN GUARD

## ADVANCED STAIN PROTECTION • WATER REPELLENT

### DESCRIPTION

**Powerseal Stain Guard** is an advanced water based emulsion weather, stain and discoloration protective treatment for horizontal and vertical hard, porous, decorative and functional surfaces.

Powerseal Stain Guard's deep penetrating and pore clogging formula creates a molecular bond within the surfaces pores yielding unequalled stain protection from food, salts, water, oil, dirt, acids and other common stains.

Powerseal Stain Guard also protects against the damaging effects of weather-related conditions such as wind-driven rain, freeze thaw cycles, moisture and chloride ion intrusion from deicing salts.

Surfaces properly treated with Powerseal Stain Guard according to manufacturer's instructions, have a totally natural appearance and will renew the color of some faded materials yielding a more vibrant surface without film build up or surface film gloss.

### BENEFITS

- Advanced protective treatment prevents staining and discoloration
- Protects natural and colored surfaces
- Prevents the formation of mold and mildew
- Vertical and horizontal surfaces
- Interior and exterior surfaces
- Breathable-Does not trap moisture
- An effective chloride screen reducing surface erosion and corrosion
- Retains natural color and texture of treated surface
- Use on smooth, porous, and ground surfaces
- Long lasting protection
- Can be applied to surfaces which are slightly damp
- Low odor
- Simplifies cleanup

### RECOMMENDED FOR

Powerseal Stain Guard is safe to use on the following surfaces:

- |   |                                 |
|---|---------------------------------|
| • Concrete<br>(Architectural, Pavers,<br>Block) | • Natural Stone                 |
| • Marble Tile                                   | • Manufactured Stone            |
| • Granite (Lightly Polished<br>and Unpolished)  | • Clay Brick                    |
| • Slate   | • Masonry                       |
|   | • Chemically Hardened<br>Floors |

### SURFACE PREPARATION

- All caulking, patching, and joint sealants should be installed and fully cured prior to application. Concrete should be properly cured; see Curing Recommendations section.
- All surfaces to be sealed must be properly cleaned. Power wash surface clean of dust and construction dirt. Use Vexcon's Concrete and Masonry cleaners to clean surface materials, previous coatings, atmospheric stains and other harder to clean contaminants.
- New concrete normally does not require etching. However, slick trowel finished concrete that has become heavily contaminated with surface dirt, tire marks, oil, etc., during construction may require thorough cleaning and a mild etch using **StarSeal® EF Safe Etch**.
- To determine that the concrete is penetrable, perform a water absorbency test by applying water to a representative portion of the prepared surface. A properly prepared surface when dry will immediately absorb clean water without any surface beading effects.
- If required use StarSeal EF Safe Etch to improve sealer penetration.
- Surfaces to be treated may be damp but should be absorbent to assure good penetration.
- Application to still damp surfaces is acceptable; however, free standing water must be removed.

### APPLICATION

- Powerseal Stain Guard should not be diluted or altered.
- Mechanically mix well with a jiffy type mixer before and during use.
- Apply with low-pressure (20-PSI) airless commercial grade spray equipment. Sprayer should be clean and fitted with solvent resistant hoses and gaskets.
- If using brushes or rollers care should be taken to ensure that enough product is applied.
- Use a roller pan to take off excess product. Do not dip and roll or pour and spread.
- Porous substrates may require additional light applications until surface rejection to totally seal the surface.

### HORIZONTAL SURFACES

- Apply in a single saturating application with sufficient material applied so the surface remains wet for a few minutes before penetration into the surface.
- Surface residues, pools and puddles should be broomed or brushed out until they completely penetrate into the surface.

### VERTICAL SURFACES

- Apply in a flooding application, from the bottom up with sufficient material applied to provide a 6" to 8" run down below the contact point of the new spray pattern with the surface.
- Thoroughly brush heavy runs and drips into the surface.

## COVERAGE RATES/ESTIMATING

Porosity and texture of the surface will affect the amount of material necessary for effective treatment. The following is a guide for estimating material requirements. Always test on the actual surface to get precise consumption rates.

Concrete - Pavers	200-300 sq.ft./gal.
Concrete - Broom finish	300-400 sq.ft./gal.
Concrete - Trowel finish	400-600 sq.ft./gal.
Clay Brick	300-400 sq.ft./gal.
Marble tile unpolished	600-800 sq.ft./gal.
Granite - Lightly Polished	800-1000 sq.ft./gal.
Granite - Unpolished	600-800 sq.ft./gal.
Slate	600-800 sq.ft./gal.
Sand and Lime Stone	400-500 sq.ft./gal.
Manufactured Stone	200-400 sq.ft./gal.
Tile Grout	300-400 sq.ft./gal.
CMU Block	50 - 100 sq.ft./gal.

## CURING RECOMMENDATIONS

A. Concrete can be cured with **Certi-Vex Envio Cure**, an emulsion resin cure, which will dissipate. Allow to dissipate or remove with **StarSeal EF Degreaser & Cleaner**.

B. Water cure-burlap

NOTE: Sodium Silicates should not be used to cure concrete

## SPECIFICATIONS/COMPLIANCE

- VOC <100 grams/liter or <0.83#/gallon
- Meets:
  - USEPA AIM-Waterproofing Sealers and Treatments
  - OTC-Waterproofing Concrete/Masonry Sealers
  - LADCO/MRPO- Waterproofing Concrete/Masonry Sealer
  - CEPA/EC- Waterproofing Concrete/Masonry Sealer
  - CARB-Waterproofing Concrete/Masonry Sealer
  - SCAQMD- Rule 1113- Waterproofing Concrete/Masonry Sealer
- LEED NC category/points: For detailed information go to [vexcon.com/green](http://vexcon.com/green)
- Meets NCHRP 244
- Meets SSW 110C (water repellency)
- Meets ASTM 1653 (breathability)
- Meets USDA requirements for Silanes by prior sanctions
- CSI Reference: 07 19 16

## PERFORMANCE TEST DATA

Powerseal Stain Guard has been tested according to the most current test procedures in the industry. Testing includes water absorption/repellency ratings, penetration and salt spray resistance. Results are listed below and independent test reports are available on request.

- Chloride screen test using NCHRP 244 series IV (1 application at 125 sq.ft. /gal.) min 90%.
- Reduces water absorption (ASTM C-67 and ASTM C-140) by greater than 84%.
- Scale rating-ASTM C-672-84 100 freeze thaw cycles-0 (no scaling).
- Penetration (1 application) 7mm-13mm.
- Water Transmission 110%
- Stain Resistance: See stain resistance chart TN 231 available at [vexcon.com](http://vexcon.com).

## SPECIAL NOTES

- New concrete should be thoroughly cured, 14 days, before application.
- Can apply when surface temperatures are 40°F – 85°F (4.4°C – 29°C).
- If air and surface temperatures are outside these ranges consult Vexcon's Cold or Hot Weather Application Guides.
- Do not apply during or anticipated inclement weather.
- Protect glass from over spray
- Always test each type of surface and each type of stain for suitability, coverage rates and desired results before application.
- Treated surfaces should be protected from rain and foot traffic for 4-6 hours following application.
- Protect from vehicular traffic for 24 hours.
- For use by experienced contractors.
- Shelf Life: If properly stored in its original sealed container, one (1) year from date of manufacturer. Rotate your stock.
- Storage/ Handling: Store in tightly sealed original factory container. Keep from freezing and exposure to moisture. Store at room temperature prior to use. Care should be taken to keep dirt, water and contaminants away from the opening of containers.
- Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.
- Proper application of Vexcon material is the responsibility of the installer or user. Telephone consultation and/or field visits by Vexcon personnel are for the sole purpose of making technical recommendations only, and not for providing quality control or supervision on location.

## MAINTENANCE

- Do not allow spills to sit for extended periods of time. Clean spills immediately with Vexcon's **StarSeal® EF Degreaser & Cleaner**. When using other general cleaners test a small area for cleaner compatibility prior to full every day use.
- Periodic reapplication may be required as the treatment ages or after cleaning heavy dirt build up.

## PACKAGING

Powerseal Stain Guard is available in 55-gallon drums, 5-gallon pails and 1-gallon containers. Contact Vexcon to discuss your customized packaging requirements

## HEALTH AND SAFETY

- Use only with adequate ventilation.
  - Use of gloves, goggles and other protective clothing is advised when using this product.
  - If swallowed, do not induce vomiting.
  - Use of respirators is advised when using in confined areas.
- Vexcon SDS PS113 is an integral part of the safety and application of our product. A short synopsis is provided in this product data sheet. Before using this Vexcon product it is advisable to obtain a copy of the SDS from [vexcon.com](http://vexcon.com).

## CONTACT US @

Additional product information, technical assistance and customer service is available by contacting Vexcon Chemicals directly or our distributors.

- [vexcon.com](http://vexcon.com)
- [techservice@vexcon.com](mailto:techservice@vexcon.com)
- [customerservice@vexcon.com](mailto:customerservice@vexcon.com)
- [sales@vexcon.com](mailto:sales@vexcon.com)
- Voice: 888.839.2661
- Fax: 215.332.9997

### WARRANTY

LIMITED WARRANTY: Vexcon warrants for a period of one (1) year from the date of manufacture that the goods supplied hereunder shall be of its standard quality and free of defects, and conforms to (a) Vexcon's published specifications in force on the date of acceptance by Vexcon of the order and (b) the sample which has been made available for testing by buyer prior to sale. Any claim under this warranty must be made in writing to Vexcon Chemicals within sixty (60) days after such non-conformity is first discovered. As the EXCLUSIVE REMEDY for any breach of this Limited Warranty, Vexcon at its option shall replace nonconforming goods or refund the purchase price. Since methods of use and application are beyond Vexcon's control, this Limited Warranty IS IN LIEU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE CONCERNING MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THIS LIMITED WARRANTY IS ALSO IN LIEU OF ANY OTHER POSSIBLE LIABILITIES OF VEXCON, WHETHER ALLEGED TO ARISE BY AGREEMENT OR BY OPERATION OF LAW, RESPECTING THE SALE, APPLICATION, USE OR FUNCTION OF VEXCON'S PRODUCTS, INCLUDING BUT NOT LIMITED TO CLAIMS OF NEGLIGENCE, GROSS NEGLIGENCE, MISUSE, STORAGE DAMAGE, MISAPPLICATION, ACCIDENT, STRICT LIABILITY OR ANY OTHER TORT. No person is authorized by Vexcon to assume for it any other liability of any kind in connection with the sale or use of products manufactured and sold by it, and there are no oral agreements or warranties collateral to or affecting any sale or use. All of the foregoing arises under the substantive law of Pennsylvania without regard to principles of conflicts of laws.

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