



VEXCON
CHEMICALS, INC.

Concrete solutions for architects, engineers and builders since 1974
888-839-2661 | sales@vexcon.com | 7240 State Road | Philadelphia, PA 19135 vexcon.com

Vexcon Acrylic Sealer Application & Troubleshooting Guide

Section 1:	Concrete Surface Preparation and Cleaning	2
Section 2:	Equipment and Supplies for Sealer Application	3
Section 3:	When is the best time to seal concrete?	4
Section 4:	Application tips	5
Section 5:	Hot Weather Application	6
Section 6:	Cold Weather Application	7
Section 7:	Stamp Release Powders and Acrylic Sealers	8
Section 8:	Troubleshooting Sealers	9
Section 9:	Sealer Repair Procedure	11
Section 10:	Maintenance	12

Solvent Based, UV Stabilized Acrylic Cure & Seals

- Certi-Vex AC 1315
- Certi-Vex AC 1315 Super Seal
- Certi-Vex AC 1315 Super Seal HG
- Certi-Vex AC 1315 HG
- Certi-Vex AC 1315 Super Gloss
- Certi-Vex AC 1315 Beading Flat
- Certi-Vex AC 1315 Super Seal Flat
- Certi-Vex AC 1315 Concrete Stain
- Certi-Vex AC 309

Solvent Based Acrylic Cure & Seals

- Certi-Vex AC 25
- Certi-Vex AC 30

Water Based, UV Stabilized Acrylic Cure & Seals

- StarSeal 1315
- StarSeal 1500
- StarSeal 1315 Beading Flat
- StarSeal 1315 Concrete Stain

Water Based Acrylic Cure & Seals

- StarSeal 309
- StarSeal 800
- StarSeal 30%

For additional information or sample materials, please contact your nearest distributor or contact Vexcon Chemicals directly.

Vexcon Chemicals, Inc.

7240 State Road

Philadelphia PA 19135 USA

Tel: +1 215 332-7709

Fax: +1 215 332-9997

Email: techservice@vexcon.com

Web: <http://www.vexcon.com>



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Section 1: Concrete Surface Preparation and Cleaning

1. Read the product / technical data sheet before application.
2. If necessary, use **Certi-Vex Concrete Stripper** or **StarSeal EF Stripper** to remove old coatings. This is not typically needed if resealing existing acrylic sealers.
3. Clean with **Certi-Vex Super Degreaser & Cleaner** or **StarSeal EF Degreaser & Cleaner** to remove dirt, leaves, pollen, oil spots, grease, and other contaminants. Scrub with a masonry brush and/or power wash with a pressure washer. This will also remove loose or flaky bits of previous acrylic sealer.
4. When dry, perform a water penetration test. A properly prepared surface (without any existing sealer) when dry will immediately absorb clean water without any surface beading effects. If water beads on the surface instead of absorbing into and darkening the concrete, further surface preparation is needed.
5. Use **Certi-Vex Etch & Efflorescence Remover** or **StarSeal Safe Etch** to remove efflorescence and to lightly etch the surface and clean out concrete pores to improve penetration and adhesion of acrylic sealers.
6. Neutralize with **StarSeal Neutralizing Rinse & Cleaner** after all acid treatments on concrete. Alternatively, use one pound of baking soda in a five gallon pail of warm water, or household ammonia in water. Rinse thoroughly with clean water. Acid residue can cause sealer whitening.

NOTE for freshly placed flatwork: Detail clean around saw-cuts before sealing to prevent whitening along the cut from concrete residue.

NOTE for freshly stamped concrete: Remove the excess stamp release powder to prevent sealer adhesion and yellowing issues. See Stamp Release Powders and Acrylic Sealers (Section 7) for more information.

Do not use Certi-Vex or StarSeal acrylic sealers in the following applications:

- Asphalt driveways
- Below water in pools, fountains, or ponds. Use a **Vexcon PowerCoat** waterproof two-component epoxy or urethane rated for constant immersion
- Where gasoline resistance is required
- Oily environments, such as tanning salons and oil-change shops
- Consult Vexcon Chemicals for other or special circumstances.

CAUTION: Acrylic sealers are susceptible to plasticizer migration, hot tire marking, black marking, scuffing, and scratching. See Maintenance (Section 10) for waxing and protection options.



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Section 2: Equipment and Supplies for Sealer Application

- Protective eyewear
- Protective gloves
- “Jiffy” or “Squirrel” type mixer for mechanically mixing sealers
- Low speed (450 rpm) drill
- Certi-Vex Equipment Cleaner

If rolling:

- Vexcon **EvenFlow Applicator**, or ¼” nap, solvent resistant, lint-free (mohair-type) roller
- Clean roller pan / paint tray / roller screens to remove excess material from roller

If spraying:

- Heavy duty, solvent resistant, pump-up sprayer designed for acrylic sealers with high solids content
 - Chapin 1949 Xtreme solvent-resistant sprayer
 - Chapin 19049 Xtreme sprayer for acetone containing sealers (OTC, LADCO/MRPO, CARB, CEPA/EC)
 - Hudson pump-up sprayers
- Do not use garden or form oil sprayers
- Commercial / industrial paint rigs can also be used (select appropriate tip size for material)
 - MBW-BMS 75 (see Technical Note TN170)
- Keep extra tips – switch out tips as they begin to plug; clean with **Certi-Vex Equipment Cleaner**
- Thinning is not normally needed, but **Certi-Vex Coating Repair** is effective at reducing viscosity for spraying in areas where allowed by VOC rules.

NOTE: Mechanically mix sealers. Shaking is not sufficient, and causes bubbles. Use extra care to thoroughly mix before each use “Beading Flat” or “Super Flat” or “Semi Gloss/Matte” sealers as matting agents tend to collect at the bottom of the pail. Insufficient mixing will result in uneven or patchy sealer appearance.

Section 3: When is the best time to seal concrete?

Vexcon acrylic sealers can be applied year round in many regions, but temperature extremes can limit optimum application times.

During winter, solvent based Certi-Vex sealers can be applied down to 20°F / -6°C, and water based StarSeal sealers can be applied to 40°F / 4°C.

During summer, acrylic sealers can be applied up to around 85°F / 29°C. Hot weather precautions must be taken above 85°F/29°C.

Consult Sections 5 and 6 for hot weather and cold weather application information. Alternatively, contact Vexcon directly to request these technical notes:

- [TN194 Hot Weather Application Guide](#)
- [TN195 Cold Weather Application Guide](#)

The best time to seal is in the late afternoon or early evening when the concrete is cooling off and contracting, or “breathing in”. Early mornings are cooler, but ensure there is no standing water from dew. Concrete is expanding and “out-gassing” or “breathing out warm air” when it heats up and expands as the day warms up. Do not apply if rainfall is expected within four to six hours.



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Section 4: Application tips

- Read the product data sheet before application.
- Dampen roller with **Certi-Vex Equipment Cleaner** before use with Certi-Vex solvent based sealers, or with water for StarSeal water-based sealers.
- Short nap, ¼” nap rollers have fewer bubble issues than puffier, longer nap rollers. The longer and puffier the nap, the more sealers can bubble.
- Typical application is two thin coats at 400 sq ft per gallon each, for a total estimation rate of 200 sq ft per gallon.
- Use a roller pan to remove excess sealer from the roller.
- Do not dip & roll sealer (dip roller in pail and roll dripping sealer directly on floor).
- Do not pour & spread sealer (pour sealer out onto floor and spread around with a roller or a squeegee).
- Thin coats dry better than thick coats.
- Thicker coats tend to appear more yellow.
- Thick sealer can fissure, fracture, blister, or whiten.
- Keep a wet edge to avoid lap lines and roller marks.
- Do not over-roll or sealers will tend to bubble and the film formation will be affected.
- Add **Certi-Vex Grip** to acrylic sealers for sloped concrete or any concrete where improvement to slip resistance profile is needed.
 - The Grip is slowly stirred into the sealer at a rate of one pound in a five-gallon pail.
 - Use a roller to apply acrylic sealer with Certi-Vex Grip additive, as the additive will not normally pass through a sprayer.



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Section 5: Hot Weather, Coating Application Guide

THE FOLLOWING WATER BASED PRODUCT LINES MAY BE APPLIED WHEN AIR AND SURFACE TEMPERATURES ARE 85°F (29°C) (When above specific conditions, see recommendations below)

- Cure & Seal Coatings
- Epoxy & Urethane Coatings and Primers
- Concrete Coloring Systems
- Wall Coatings
- Concrete Curing Compounds
- Form Release Agents & Treatments
- Bond Breakers
- Bonding Agent & Adhesives
- Anti-Graffiti Coatings
- MoistureBloc
- Protective & Joint Treatments (Paver Renew)
- StarSeal EF

THE FOLLOWING SOLVENT OR OIL BASED PRODUCT LINES MAY BE APPLIED WHEN AIR AND SURFACE TEMPERATURES ARE 85°F (29°C) (When above specific conditions, see recommendations below)

- Cure & Seal Coatings
- Epoxy & Urethane Coatings and Primers
- Wall Coatings
- Form Release Agents & Treatments
- Bond Breakers
- Anti-Graffiti Coatings
- MoistureBloc
- Protective & Joint Treatments (Paver Renew)

If hot weather – when air and surfaces temperatures are expected to be 85-90°F (29-32°C), evaluate the recommendations below:

- Keep the material stored at 65-75°F (18-23°C) prior to use. Use ice or reflective covering on material at job site.
 - Read the most current product data sheet before application.
 - For any surface with temperature above 85°F / 29°C, evaluate the following recommendations for your specific situation. See individual Product Data Sheet for further information.
 - Mechanically mix well before use. For beading flat, super flat and other de-glossed materials, mechanical mixing with a Jiffy-type or Squirrel-type mixer is required; shaking is not sufficient. Insufficient mixing can result in patchy or uneven appearance.
 - Dampen the roller first before placing into roller pan of sealer or coatings.
 - Use **Certi-Vex Equipment Cleaner** for Vexcon's solvent based coatings.
 - Use water for **StarSeal** water based coatings.
 - When it is hotter than 85°F / 29°C outside, spray water across the slab or wall and broom out the joints and low spots to remove freestanding or puddled water. For vertical surfaces, apply for bottom up. Allow water to evaporate or "steam off" to cool the slab or wall before applying. Cooling the substrate to 70-78°F (21-25°C) is optimal.
 - Avoid sealing or coating in hot direct sun or during the hottest parts of the day. Check surface temperature.
 - Apply wall coatings, acrylic sealers or other coatings on the shady side of wall or floor.
 - Apply multiple thin coats instead of one or two heavier coats to prevent solvent or water entrapment and bubbling. Use a Vexcon EvenFlow Applicator, or a ¼" short nap, solvent resistant roller or spray equipment rated for the product. See TN170 for sprayer recommendations.
 - Hot or windy conditions and over-rolling can cause flash-drying. This results in cob-webbing, which looks stringy like spider webs or cotton candy and can interfere with proper film formation.
 - Wind can be blocked with a screen to reduce flash dry.
 - Work in a smaller area to maintain a wet edge. If spraying and back-rolling, reduce the area being sprayed to a small size that can be back-rolled and still leave a wet surface. Do not allow the area to become tacky while back-rolling.
 - Where allowed by VOC regulations, a small amount of **Certi-Vex Coating Repair** can be added to solvent based products to make it easier to spray high-solids products. Xylene evaporates very quickly, especially during the summer and is not recommended, so the use of slower evaporating solvents like Certi-Vex Coating Repair are more useful.
- NOTE: Over dilution or thinning will reduce efficiency and gloss and void warranty.
- All warranties and assurances are applicable if proper procedures are followed. All performance criteria and warranties are applicable upon a pinhole free application.



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Section 6: Cold Weather Application Guide

THE FOLLOWING WATER BASE PRODUCT LINE MAY BE APPLIED WHEN AIR AND SURFACES TEMPERATURES ARE 40°F (4.4°C) (When below specific conditions, see recommendations below)

- Cure a& Seal Coatings
- Epoxy & Urethane Coatings and Primers
- Concrete Coloring System
- Wall Coatings
- Concrete Curing Compounds
- Form Release Agents & Treatments
- Bond Breakers
- Bonding Agents & Adhesives
- Anti-Graffiti Coatings
- MoistureBloc
- Protective & Joint Treatments (Paver Reneu)
- StarSeal EF

VOC Water Base-Temperature Minimum 40°F Air & Surface Temperature

- Read the most current product data sheet before application.
- **StarSeal, PowerCoat and MoistureBloc** water based products can be applied down to 40°F / 4°C under specific conditions.
- Substrate must be free of ice crystals - no frozen surfaces. acrylic sealers cannot be applied over ice, frost, snow, or free-standing puddles of water.
- Do not apply acrylic sealers if rainfall is imminent, or due within four to six hours.
- Store material indoors and keep at 68-77°F / 20-25°C for ease of application in the field.
- Mechanically mix well before use. For beading flat, super flat and other de-glossed materials, mechanical mixing with a Jiffy-type or Squirrel-type mixer is required; shaking is not sufficient. Insufficient mixing can result in patchy or uneven appearance.
- Spray application is preferred in cold weather, but roller application is possible.
- Do not spray on windy days (above 10 mph).
- Do not coat below dew point (check weather conditions report).
- All warranties and assurances are applicable if proper precautions are followed. All performance criteria and warranties are applicable upon a pinhole free application.

THE FOLLOWING SOLVENT OIL BASE PRODUCT LINE MAY BE APPLIED WHEN AIR AND SURFACE TEMPERATURES ARE 20°F (-7°C) (When below specific conditions, see recommendations below)

- Cure & Seal Coatings
- Epoxy & Urethane Coatings and Primers
- Wall Coatings
- Form Release Agents & Treatments
- Bond Breakers
- Anti-Graffiti Coatings
- MoistureBloc
- Protective & Joint Treatments (Paver Reneu)

VOC Solvent -Temperature Minimum 20°F Air & Surface Temperature

- Read the most current product data sheet before application.
- **Certi-Vex, PowerCoat and MoistureBloc** solvent based products can be applied down to 20°F / -6°C under specific conditions.
- Substrate must be free of ice crystals - no frozen surfaces. acrylic sealers cannot be applied over ice, frost, snow, or free-standing puddles of water.
- Do not apply acrylic sealers if rainfall is imminent, or due within four to six hours.
- Store material indoors and keep at 68-77°F / 20-25°C for ease of application in the field.
- Mechanically mix well before use. For beading flat, super flat and other de-glossed materials, mechanical mixing with a Jiffy-type or Squirrel-type mixer is required; shaking is not sufficient. Insufficient mixing can result in patchy or uneven appearance.
- Spray application is preferred in cold weather, but roller application is possible.
- Do not spray on windy days (above 10 mph).
- Do not coat below dew point (check weather conditions report).
- All warranties and assurances are applicable if proper precautions are followed. All performance criteria and warranties are applicable upon a pinhole free application.



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Section 7: Stamp Release Powders and Acrylic Sealers

When stamping decorative concrete, it is essential to properly remove excess stamp release powders (antiquing color powders) after stamped concrete has hardened. Excess stamp release can cause sealer adhesion and discoloration issues. Stamp release powders are made of waxy materials called stearates, and excess powders will interfere with proper sealer penetration and adhesion. Loose powders can be encapsulated by the sealers, causing discoloration of the sealer.

Broadcast the stamp release powders uniformly over the concrete surface, according to manufacturer's instructions. This will allow proper release of stamping tools. Do not over-apply or trowel on stamp release powders. Do not walk on dry release areas that have not yet been properly cleaned to prevent burnishing into concrete.

After stamping, dry as instructed until concrete has attained sufficient strength and excess stamp release can be removed without marring or damaging the concrete surface.

Remove most of the powdered waxy stamp release, allowing 15% to 25% of the release color to remain. The remaining stamp release will be physically embedded in "grout" lines, depressions, and textured areas to provide the secondary color. This secondary or antiquing color will give the stamping patterns beautiful shadows, definition, and color.

- 1) Remove stamp release by one of these methods, in decreasing order of effectiveness:
 - a) Lightly broom with diluted **StarSeal Safe Etch** or **StarSeal Masonry & Restoration Cleaner**, followed by proper neutralization and thorough rinsing to prevent sealer whitening.
 - b) Scrub off additional release powder with properly diluted **Certi-Vex Super Degreaser & Cleaner** and a soft bristled push broom.
 - c) Rotary floor machine (such as a swing machine with soft light duty brushes or white pad) with low pressure water, leaving release color in low and textured areas while removing from highlight areas.
 - d) Pressure washer at low pressure can be used only with proper techniques. Do not dig out all the release powder color from the low spots; emphasize removal of color on the higher spots to create the highlight effect.
 - e) Remove loose powder with a shop vacuum, then wash off excess release powder using low pressure water. Dry brooming is not preferred, as it can burnish release into concrete, creating areas of poor sealer adhesion.
- 2) Rinse thoroughly, until rinse water is completely clean, and allow the concrete to dry.
- 3) Test the cleaned area with a white rag to ensure that remaining stamp release is embedded.

Apply **Certi-Vex AC** series solvent based or **StarSeal** series water based sealers by sprayer or 1/4" nap roller to enhance and protect the decorative concrete installation. Damp concrete is fine for Vexcon's acrylic cure & seal materials, but standing water (puddles, depressions, or "grout" lines) must be removed or allowed to evaporate. Apply sealers at specified coverage rates; in two thin coats. Brush or broom out heavy sealer accumulation in "grout" lines.

Stamped decorative concrete that has become discolored or flaky can sometimes be repaired using **Certi-Vex Coating Repair** according to instructions. Otherwise, the concrete should be stripped of sealer, using **Certi-Vex Concrete Stripper** which will also aid in removal of excess stamp release at the same time. Once the stamp release's secondary color has been reduced to a maximum of 25% coverage, the stamped surface can be properly cleaned and degreased in preparation for resealing.



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Section 8: Troubleshooting Sealers

Whitening

- Acrylic sealers are not for constant immersion in water.
- Over application - too heavy a coat. Properly estimate material requirements.
- Do not coat below dew point (check weather report).
- Moisture and dampness will cause many acrylic sealers to blush or become cloudy or water whiten.
- Some whitening will eventually breathe out of the coating and clear up on its own.
- Some “whitening” is caused by micro bubbles.
- Use **Certi-Vex Coating Repair** to open up the film and allow entrapped moisture, solvent, or air bubbles to escape.
- NOTE: Efflorescence normally must be etched off. If efflorescence has been trapped under the sealer, the sealer must be removed, then the efflorescence must be removed, then the concrete must be neutralized and resealed.

Bubbling

- Bubbling, solvent entrapment, solvent popping
- Apply sealer in late afternoon when concrete is cooling down, not in the morning when it is heating up!
- Do not apply sealer in hot direct sun; it helps to dampen concrete first to allow cooling by water evaporation.
- Use Certi-Vex Coating Repair to re-dissolve the sealer, scrub with a brush to remove bubbles, then allow coating to recast and heal.



BUBBLING or SOLVENT POPPING:

Photo Credit:

Chris Sullivan, Concrete Network

Cob-webbing or Spider-Webs

- “Cotton candy” or “cob-webbing” or “stringiness”
- Can be caused by
 - Temperatures too high
 - Conditions too windy
 - Fast evaporating solvents
 - Overworking sealer
- Apply Certi-Vex (solvent based) sealers from 20°F to 85°F
- Apply StarSeal (water based) sealers from 40°F to 85°F



COB-WEBBING:

Photo Credit: Chris Sullivan, Concrete Network

Slippery Sealer

- Some building owners feel that acrylic sealers are too slippery when wet, or even when dry.

- Broom finished concrete is less slippery, so it is often used on sidewalks, but it's too rough for pool decks!
- **Certi-Vex GRIP** is a light, fluffy, hard polymer bead
 - Remains suspended in sealer
 - Sealer with Certi-Vex GRIP remains clear
 - Floor is still easy to clean
 - Improves non-slip profile

Most sealer issues are caused by over application or by application in hot, windy conditions. Most sealer issues can be corrected by application of **Certi-Vex Coating Repair**. Rarely, sealer may need to be stripped and degreased, followed by proper application of **Certi-Vex** or **StarSeal** acrylic sealers.

Section 9: Sealer Repair Procedure

Treatment with Certi-Vex Coating Repair will repair the vast majority of acrylic sealer issues, including bubbles, streaks, roller marks, fissures, alligating, etc.

Certi-Vex Coating Repair is combustible. Follow precautions on the product data sheet and material safety data sheet. Use with adequate ventilation, extinguish sources of ignition or spark, and use gloves, goggles, and other protective clothing appropriately. Select a time of day where the slab is not in direct hot sun. Blow, vacuum, or sweep off debris and dirt. Rinse slab.

1. Use medium pressure wash to remove any loose coating and stubborn dirt.
2. Apply **Certi-Vex Super Degreaser & Cleaner** diluted according to instructions; 1 part **Certi-Vex Super Degreaser & Cleaner** to 4 parts clean water; use full strength for detail scrubbing. Apply by:
 - a. Mop
 - b. Auto-scrubber with soft bristles
 - c. Swing machine with soft bristle pad
 - d. Buffer with white pads
3. Rinse thoroughly and vacuum or allow to air dry. Ensure that scrubbed and rinsed area is clean with no residue.
4. Apply **Certi-Vex Coating Repair** at a steady and even rate of approximately 200 sq ft per gallon; more Coating Repair may be required for areas with excessive sealer application. Do not pour & spread, or dip & roll. Do not overwork or over roll.
Apply by:
 - a. A ¼" nap, solvent-resistant, lint-free, mohair type roller with a roller pan
 - b. Swing machine with soft bristle pad
 - c. Buffer with white pads
5. **Certi-Vex Coating Repair** will slowly dissolve the sealer for redistribution or removal of excess sealer; bubbles may need to be scrubbed out. Blend in film imperfections. Heavy applications of sealer may require a second treatment.
6. Allow to dry overnight with good ventilation before using floor.

Reapplication of sealer is generally not required after a solvent wash as excess sealer is a typical cause of sealer issues. However, if needed, a very thin coating of sealer may be applied. **Certi-Vex AC1315**, **Certi-Vex AC 1315 Super Seal**, or **Certi-Vex Re-Seal It** can be used for this; the lower viscosity of these materials makes it a bit easier to apply in thin coats.



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Section 10: Maintenance

- Acrylic sealers are moderate duty sealers with a typical service life of one to three years, depending on application, environment, and traffic. Sealer on a shaded patio will last longer than on a driveway in full sun.
- Acrylic sealers are subject to scuffing.
 - Hard floor waxes and janitorial waxes improve scuff resistance.
 - Johnsons Floor Wax
 - Butchers Bowling Alley Wax
 - Johnson-Diversey Vectra
 - Use non-scuff pads (little stick-on felt pads) on furniture legs.
- PowerCoat UV+ or UV+HD urethanes can be applied to high traffic areas for improved resistance.
- Acrylic sealers are susceptible to plasticizer migration issues, including
 - hot tire marking
 - rubber burns
 - black marking
 - Do not place soft, flexible plastics onto sealed surfaces, including
 - rubber-backed mats
 - inflatable swimming pools
 - do not seal where the garage door weather-stripping will touch the floor
- Acrylics and other sealers are susceptible to hard water spotting
 - whitish hazy mineral deposits on the sealer
 - lawn sprinklers
 - leaky pipes
 - squeegee off the water to help prevent hard water spots.
- Acrylic sealers can be abraded by salt deposits.
 - Salt water pools can leave a hazy residue on the pool deck sealer.
 - Rinse often. Accumulated salt is abrasive.



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7240 State Road
Philadelphia PA 19135 USA
Tel: +1 215 332-7709
Fax: +1 215 332-9997
Email: techservice@vexcon.com
www.vexcon.com