



Mineral Stains LLC

Professional Masonry Solutions

MASONRY SEALER CONCENTRATE

PRODUCT PURPOSE

Mineral Stains Masonry Sealer Concentrate is a highly concentrated blend of modified polysiloxane emulsions and polymer dispersions. Designed to be diluted with water (typically 1 part concentrate to 5 parts water), it provides deep-penetrating, long-lasting protection for both interior and exterior masonry surfaces. Ideal for use on mineral and polymer plasters, sandstone, limestone, brick, concrete, mortar, fiber cement (Hardie), stucco, EIFS, and decorative masonry finishes.

Formulated with environmental safety in mind, this water-based solution contains no harmful solvents or detergents and is engineered for maximum performance while maintaining breathability and substrate appearance.

KEY FEATURES

Deep Penetration: Penetrates deeply into various porous materials

Hydrophobic Effect: Intensive water repellency with "beading" and "pearling" effects

Capillary Protection: High capacity for limiting capillary water absorption

Vapor Permeability: Excellent water vapor permeability with low diffusion resistance

Porosity Preservation: Minimal changes to natural material porosity

Biological Protection: Limits mold and algae growth, prevents efflorescence and staining

TECHNICAL SPECIFICATIONS

Appearance: Milky white low-viscosity liquid

Application Temperature: 41°F to 86°F (5°C to 30°C)

Drying Time: Approx. 2 hours at 68°F (20°C)

Recommended Layers: 1-3 coats

Dilution Ratio: 1:4 to 1:6 (concentrate:water)

Coverage: 130-520 sq ft/gal (32-129 m²/gal)

Density: 8.3 lbs/gal (1.0 g/cm³)

pH Value: 8-9

SURFACE PREPARATION & APPLICATION

Surface Preparation:

Surface Drying: Surface must be completely dry. For vertical and steep surfaces, wait at least 24 hours after rain, or 3 days after pressure washing.

Cleaning: Thoroughly clean surface, removing grease, stains, sand, and loose or crumbling fragments. Do not use acidic, alkaline, or cationic detergents for cleaning.

Dilution: This concentrate must be diluted before use according to specifications above.

Application Methods:

Application: Apply using flat brush, roller, or airless spray (hydrodynamic). Regardless of method, apply until surface saturation is achieved.

Coverage: Avoid excess application. Do not allow glossy appearance to develop. Optimal water resistance is achieved only with proper application quantity.

Protection: Protect from rain until completely dry.

IMPORTANT INFORMATION

■■ Application Guidelines

Always test on a smaller area first due to varying material absorption rates

Not suitable for low-absorption substrates (marble, granite)

Not suitable as primer under paints, plasters, etc. due to hydrophobic anti-adhesion properties

Diluted product should not be stored longer than 2-3 days

Ventilate room until odor dissipates before occupancy

Keep away from children

In case of eye contact, rinse with plenty of water

If eye irritation or ingestion occurs, seek medical advice immediately

Do not mix with other products

STORAGE & PACKAGING

Storage Temperature: 41°F to 86°F (5°C to 30°C)

Shelf Life: 18 months from production date

Available Sizes: 1 Quart, 1 Gallon

Cleanup: Soap and water

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