SEAL-A-PORE® WB

Seal-A-Pore WB
Technical Data Sheet

OVERVIEW & FEATURES

Seal-A-Pore WB is a high performance silane and siloxane blend engineered to provide exceptional damp-proofing and long-lasting protection for above-grade masonry surfaces against driving rain and harsh weather. This advanced formula delivers superior water repellency through a chemical reaction with the substrate, creating a powerful barrier against moisture.

Seal-A-Pore WB is engineered to deeply penetrate and seal the microscopic pores in brick, block, stone, and mortar, providing a powerful barrier against water absorption while preserving the material's natural breathability. Perfect for a wide range of surfaces, including concrete, brick walls, block walls, tilt-up wall construction, and more. Seal-A-Pore WB is non-toxic, contains zero VOCs, and environmentally friendly, making it a safe and sustainable choice for your building projects.

Enhanced Durability - Seal-A-Pore WB deeply penetrates masonry, providing robust protection against water, dirt, and airborne contaminants. This long-lasting water-repellent surface helps prevent damage from freeze-thaw cycles, reduces spalling, and combats efflorescence and lime bloom.

Superior Moisture Protection - By blocking moisture penetration from the exterior, Seal-A-Pore WB protects interior finishes from peeling and flaking caused by damp conditions. It also minimizes the risk of mold and mildew growth, promoting healthier building environments.

Aesthetic Preservation - Once cured, Seal-A-Pore WB repels water, allowing dirt and grime to wash away naturally during rainfall. It reduces staining, flaking, and discoloration caused by moisture absorption, helping to maintain the appearance of masonry surfaces. While it minimizes the effects of efflorescence, it is important to note that it cannot fully eliminate issues caused by improper wall design.

SURFACE PREPARATION

Seal-A-Pore WB is intended for use on vertical, uncoated, and untreated masonry surfaces. Proper surface preparation is essential for optimal performance. Thoroughly clean the masonry substrate using pressure washing in combination with a mild soap or a non-hazardous masonry cleaner such as TSP. For surfaces affected by efflorescence, staining, or heavy buildup, additional cleaning products or alternative methods may be required.

Repair Work

After the surface is clean and completely dry, complete all necessary structural and aesthetic repairs:

- Remove excess mortar
- Re-point deteriorated or missing mortar joints
- Replace any missing or damaged bricks

Allow all repair materials to fully cure before application

Surface Absorption Check

Seal-A-Pore WB will not bridge cracks or fill voids. To confirm the surface is ready for application, lightly spray a small amount of water onto a dry area. If the water is readily absorbed, the surface is properly prepared.

APPLICATION

Seal-A-Pore WB can be applied using a brush, air-assisted or airless sprayer, or a standard garden pump sprayer. Prior to full application, conduct a test patch in an inconspicuous area. While the treatment will not alter the wall's color, it may produce a slight sheen once fully cured, making the test patch an essential step for visual approval.

Note: If the surface is in direct sunlight and exceeds 100°F (38°C), lightly mist the area to SSD with water to cool the substrate. This also enhances microbead embedment into porous surfaces.

Once the visual inspection of the test patch is approved, apply Seal-A-Pore WB at 100 to 200 sq. ft./gal.. The application rate can very greatly due to the different porosity ranges that are possible from one substrate to the next.

If desired, an additional coat or touch up coat is acceptable as needed. Apply second coat as early as 15 minutes after the initial application. When brushing, work the product into the substrate using crisscross strokes for full coverage. If spraying, use a coarse, round spray tip and ensure the surface is generously wetted. (please reference spray application guide.)

Clean spills or overspray from non-porous surfaces using a mild degreaser (e.g., Simple Green). If still wet, wipe excess from unabsorbed surfaces with a cotton cloth. For cured overspray, remove residue using a Scotch-Brite pad and light scrubbing. To clean glass surfaces, apply denatured alcohol to a rag - never directly to the surface.

PRECAUTIONS

- Do not apply if outside temperature will not be 40°F(4.4°C) and rising during application and up to 12 hours after applied
- Do not consume
- Do not apply if dirt or chemicals are present in the air
- Material must be kept at 40°F and rising at all times
- A clean dry substrate is required

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Technical Data	Seal-A-Pore WB
Nonvolatile Content (ASTM D 5095)	4%
Density @ 77°F (25°C) (ASTM D 1475)	8.3 lbs./gal. (0.9 g/cm^3)
Viscosity @ 77°F (25°C) (ASTM D 4212) **Zahn #2 cup**	Typical 15 sec.
Color	Applied Milky White/Dries Clear
Carrier	Water
Coverage	100-200 sq. ft./gal (1.84 - 4.91 m²/l) (depending on substrate porosity)
Cure Time	12 hours*
Packaging	5 gallon pail (18.9 l)
Shelf Life	12 months

*Time and strength vary depending on air temperature and humidity

For specific coverage please contact your local Garland Representative or Garland Technical Service Department.

Eco Facts	Seal-A-Pore WB
Eco Facts	O VOC g/L

For additional Seal-A-Pore WB documents, scan the QR code above.

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