

OVERVIEW & FEATURES

Seal-A-Pore HP is a high-performance, solvent-based silane sealer designed to deliver exceptional water repellency while maintaining the natural look of cementitious building materials (concrete, CMU, stucco, mortar, etc.). This transparent, colorless solution penetrates deeply into the pores of the substrate, forming an invisible barrier that protects from the damaging effects of freeze/thaw cycles and minimizes moisture-related deterioration.

Long-Lasting Protection – Seal-A-Pore HP effectively dampproofs above-grade, cementitious building materials by creating a water-resistant surface that repels water and salt ions from deicing chemicals. The result is enhanced durability that lasts for years, safeguarding your structure from environmental damage.

Defends Interior Walls Against Moisture – While designed for exterior use, Seal-A-Pore HP also offers indirect benefits to interior wall surfaces by preventing moisture from migrating through the exterior wall, helping to avoid issues like peeling and flaking.

Improves and Preserves Building Appearance – As a colorless, transparent liquid, Seal-A-Pore HP preserves the original appearance of the surface. It helps prevent exterior staining, flaking, and discoloration caused by moisture absorption, while maintaining the integrity of your building's exterior. Please note, Seal-A-Pore HP does not reduce efflorescence caused by wall design.

Easy Application - Seal-A-Pore HP is easy to apply with minimal equipment. Its non-etching formula ensures that it won't harm uncoated glass or metal frames. In most cases, it leaves no residue behind. However, it is recommended to mask off window frames and glass before application. If the product accidentally contacts these surfaces, simply clean with xylene or mineral spirits before it dries.

SURFACE PREPARATION

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 HP 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

Apply Seal-A-Pore HP in a continuous, uniform coat, ensuring complete coverage without pinholes, gaps, or puddling.

Spray Application

- Apply using a low-pressure, solvent-resistant airless or pump sprayer equipped with a fan tip nozzle (0.025"–0.030" orifice) and a flow rate of 0.5 GPM.
- Maintain a spray tip distance of 8"–12" (20.3–30.5 cm) from the substrate.
- Apply with an 8"–12" (20.3–30.5 cm) wide fan pattern.
- Begin application from the bottom up, allowing for a controlled rundown of 6"–8" (15.2–20.3 cm).

Do not overapply, as excessive material or run down can result in discoloration.

Immediately after spraying, back-roll the surface using a 1/4" nap, solvent- and shed-resistant roller to evenly distribute the product and ensure proper penetration. Maintain a minimum rundown of 6" (15.2 cm) and maximum of 8" (20.3 cm).

Typically dries within 1 hour at 72°F (22°C) and 50% relative humidity. When brushing, dab or splash the product onto the surface. Due to its thin, low-viscosity formulation, Seal-A-Pore HP does not brush out like paint and should not be applied using standard brush strokes.

Clean up

Clean all tools and application equipment immediately after use with xylene or mineral spirits. Do not allow the product to cure on equipment.

STORAGE

- Keep in dry area
- If exterior temperatures are below 40°F (4.4°C), store material inside at temperatures above 60°F (15.5°C)
- Do not expose to direct sunlight until use
- Do not heat or thin material

PRECAUTIONS

- Harmful if swallowed
- Causes skin irritation
- Keep away from heat, hot surfaces, sparks, open flames and other ignition sources
- Keep container tightly closed
- Use explosion proof electrical/ventilating/lighting equipment
- Use nonsparking tools; take action to prevent static discharges
- Avoid breathing dust/fume/gas/mist/vapors/spray
- Wash hands and skin thoroughly after handling
- Do not eat, drink or smoke when using this product
- Use only outdoors or in a well-ventilated area
- Wear protective gloves/protective clothing/eye protection/face protection
- For professional use only
- Keep out of reach of children
- Refer to Safety Data Sheet (SDS)



Technical Data	Seal-A-Pore HP
Percent Resin Solids	Typical 35-45%
Density @ 77°F (25°C)	Typical 6.95 lbs./gal. (0.83 g/cm³)
Flash Point (ASTM D 93)	-4°F (-20°C)
Dry Time	2 to 4 hrs
Color	Clear
Shelf Life	12 months
Coverage Depending on porosity	100 - 250 sq. ft./gal (depending on substrate porosity) (2.5 – 6.1 m²/l)
Water Vapor Transmission (ASTM E 96)	8% reduced rate
Water Repellency Wind Driven Rain Conditions (ASTM E 514)	100% reduction
Scaling Resistance (ASTM C 672)	Passes
Permeability (ASTM D 1653)	>85% breathability
2,400 hour Weathering (ASTM G 53)	<5% loss of repellency
Packaging	5 gallon pail (18.9 l)

Eco-Facts	Seal-A-Pore HP
VOC	< 250 g/L



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

The Garland Company, Inc.
3800 East 91st Street
Cleveland, OH 44105
FAX: 216-641-0633
Phone: 216-641-7500
Toll Free: 800-321-9336

Garland Canada Inc.
3565 Nashua Drive
Mississauga, ON L4V 1R1
Canada
FAX: 416-747-1980
Phone: 416-747-7995
Toll Free: 800-387-5991
(Only in Canada)

Tests verified by independent laboratories. Actual roof performance specifications will vary depending on test speed and temperature. Data reflects samples randomly collected. A ± 10% variation may be experienced. The above data supersedes all previously published information. Consult your local Garland Representative or Garland Corporate Office for more information.

All trademarks and registration marks appearing in this document are the property of the The Garland Company, Inc. or Garland Canada Inc. unless specifically noted otherwise.

© 2026 The Garland Company, Inc.

SAP HP 0226