

OVERVIEW & FEATURES

Seal-A-Pore WB is a high-performance silane and siloxane blend designed to damp-proof and protect above grade masonry surfaces from driving rain and inclement weather conditions. The unique blend of silane and siloxane provides water repellency by chemically reacting with the substrate. Seal-A-Pore WB penetrates deeply into masonry surfaces, inhibiting water absorption from the surface by sealing the tiny pores in brick, block and mortar while allowing the passageways to remain open, ensuring proper breathability. Its micro particle formula prevents any damage to plastics, metals, or glass during application. Common applications include concrete, brick walls, block walls, tilt wall construction, etc. Seal-A-Pore WB is also non-toxic and contains zero VOC's.

Increases Life of Substrate - Seal-A-Pore WB uses its micro particle delivery method to deeply penetrate masonry surfaces, providing a high level of protection from water, dirt, and airborne grime and forming a long-lasting water-repellent surface. The reduction in water absorption reduces spalling due to freeze-thaw and assists with eliminating efflorescence and lime bloom.

Protects Exterior Wall Surfaces - Seal-A-Pore WB eliminates moisture penetration from exterior, above-grade masonry surfaces. This helps to prevent the peeling and flaking of interior finishes caused by moisture and reduces the chance for harmful molds and other growth to take place. Seal-A-Pore WB is also specially formulated to resist harmful salts and chemicals that are frequently found on the exterior surface of buildings in industrial areas.

Improves and Preserves Building Appearance - Once cured, Seal-A-Pore WB creates a surface that repels water, allowing dirt and grime to wash off during rainstorms. Seal-A-Pore WB also minimizes masonry staining, flaking and temporary discoloration caused by absorbed moisture. Seal-A-Pore WB will reduce the effects of efflorescence but will not eliminate it entirely if the wall was not designed properly.

SURFACE PREPARATION

Seal-A-Pore WB is designed to be applied over vertical, uncoated and untreated masonry substrates. The masonry substrate must be prepped and cleaned prior to application by pressure washing and using a mild soap or non-hazardous masonry cleaner concentrate such as TSP. Additional products and/or different cleaning methods may be necessary to clean areas with efflorescence or staining.

Once the cleaned substrate is dry, all necessary structural and aesthetic repairs must be made prior to application. If present, ensure

all excess mortar is removed, all damaged tuck-pointing is re-pointed and any missing bricks are replaced properly. Ensure the proper cure time of the pointing and repair material used is implemented prior to Seal-A-Pore WB application. Seal-A-Pore WB will not bridge cracks or fill voids. Spray a small amount of water on an area that appears dry to confirm water absorption is present. If so, then the substrate is ready for product application.

APPLICATION

Seal-A-Pore WB can be applied by brush, air assisted or airless sprayer or a simple garden pump sprayer. Prior to application, perform a trial test in a small area. The overall color of the wall will not change, but there may be a glossy look once it's fully cured, which is why a test patch is a necessary step. If the wall is in direct sunlight and the surface temperature is 100°F (54.4°C) or greater, lightly mist the wall with water to cool the substrate. The water will also assist the micro bead embedment into the porous surface.

Once the visual inspection of the test patch is approved, install the first coat of Seal-A-Pore WB at 100 to 200-square-feet per gallon. The application rate can vary greatly due to the different porosity ranges that are possible from one masonry substrate to the next. Apply second coat as early as 15 minutes after the initial application. If using a brush, be sure to completely cover the substrate by stroking the brush in both directions. If spraying, use a coarse round nozzle to ensure a generously wetting out of the surface. Applying the product heavily should have no adverse effect on performance. If desired, an additional coat or touch up coat is acceptable as needed. (If spray applying this product, please see our spray application guide).

Clean up: Seal-A-Pore WB can be easily removed from any non-porous substrates with a mild degreaser such as SimpleGreen. If overspray or a spill is still wet, simply wipe off what did not penetrate into the substrate with a cotton cloth. If cured, it may take a scotch bright pad and a scrubbing motion to remove residue. For glass windows, use denatured alcohol on a rag. Do not apply the denatured alcohol directly to the substrate, only to the rag.

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

Seal-A-Pore™ WB

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
Gloss	Low
Carrier	Water
Coverage	Depending on porosity 100 - 200 sq. ft. per gallon (1.84 - 4.91 m ² /l)
Cure Time	12 hours*
Packaging	5 gallon pail (18.9 l)
Shelf Life	12 months

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

*Time and strength vary depending on air temperature and humidity

Eco Facts	Seal-A-Pore WB
Eco Facts	0 VOC g/L

For more information, visit us at: www.garlandco.com

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

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