

X-SEAL30

WATER-BASED ACRYLIC SEALER

X-SEAL30 is a one-component, water-based acrylic sealer designed to protect and enhance concrete surfaces in both interior and exterior environments.

It forms a clear, durable film with excellent adhesion and abrasion resistance, providing lasting protection against wear and UV exposure.

Its self-crosslinking, aliphatic formulation prevents yellowing or chalking under sunlight, ensuring long-term clarity and performance. This low-odor, low-VOC sealer can be easily sprayed or roller-applied, making it a cost-effective “grind-and-seal” solution for polished or decorative concrete.

APPLICATIONS

- Ideal for:
- Warehouses and manufacturing facilities
 - Aircraft hangars and garages
 - Retail stores, restaurants, and bars
 - Bathrooms and high-traffic areas
 - Automotive showrooms
 - Commercial and residential concrete surfaces

KEY ADVANTAGES

- Water-based, single-component formula (no mixing required)
- Excellent adhesion and abrasion resistance
- Cost-effective grind-and-seal solution
- UV-resistant – will not chalk or yellow
- Low odor and low VOC (71 g/L)
- Suitable for both indoor and outdoor applications
- Easy application by roller or sprayer



TECHNICAL DATA

Property	Value
Appearance	Milky white liquid – dries clear
Solids	28 – 32 %
Weight per Gallon	8.4 lbs
VOC	71 g/L
Viscosity	> 50 cps
Coverage Rate	400 – 450 sq ft/gal (9.8 – 11 m²/L)
Tack-Free Time (72 °F / 22 °C)	15 – 20 minutes
Shelf Life	1 year (unopened)
Storage Temperature	13 °C – 29 °C / 55 °F – 85 °F
Consistency	Pourable
Custom Colors	Available



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Material Coverage

Coverage varies depending on concrete porosity, surface finish, and environmental conditions.

Typical application yields 400 – 450 sq ft/gal (9.8 – 11 m²/L).

Apply in thin, even coats for optimal film formation and durability.

Application Guidelines

1. Surface Preparation

- Grind concrete between 16- and 200-grit finish to ensure proper adhesion.
- Remove all dust, oil, and contaminants using a vacuum — do not use water for cleaning before application.
- Bare concrete must be ground or shot-blasted to a CSP 1–2 surface profile.
- For acid-stained floors, clean and neutralize following the stain manufacturer's instructions before applying X-SEAL30.

2. Application

- Ensure surface is clean and dry.
- Apply using a pump sprayer and back-roll with a 3/16"–1/4" nap non-shedding roller.
- Avoid puddles or thick layers, as these may trap bubbles or air pockets.
- Keep container closed during use.
- Clean all tools immediately after use with acetone or MEK.
- A second coat may be applied once the surface is tack-free (approximately 15–20 minutes).

Recommended Conditions

- Ambient temperature: 10 °C – 29 °C (50 °F – 85 °F)
- Relative humidity: 20 % – 60 %
- Do not apply when temperature will drop below 4 °C (40 °F) within 2 hours of application.

Storage & Safety

Store tightly sealed between 13 °C and 29 °C (55 °F – 85 °F).

Do not allow product to freeze.

Keep away from open flames or heat sources.

Wear gloves, protective clothing, and eye protection.

Keep out of reach of children.

First Aid

- Eyes: Rinse immediately with clean water for at least 15 minutes. Seek medical attention.
- Skin: Wash affected areas thoroughly with soap and water.
- Inhalation: Move to fresh air; seek medical advice if discomfort persists.
- Ingestion: Do not induce vomiting. Rinse mouth and drink plenty of water. Seek medical help.

Limitations

- Do not allow product to freeze below 0 °C (32 °F).
- Avoid thick or heavy coats that may trap air bubbles.
- Surface must be completely dry before application.
- Not suitable for use below 4 °C (40 °F) or in extremely humid conditions.

Packaging

5 Gallon (18.9 L)

Environmental Compliance

Complies with USGBC LEED® IEQ Credit 4.1.

Eco-friendly, low-odor formulation – VOC compliant (71 g/L).

Safety Data Sheet (SDS)

Available upon request.

To obtain the latest version of the SDS, please contact:

info@phxindustries.ca

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