

UltraCare Penetrating Plus Stone, Tile & Grout Sealer



DESCRIPTION

UltraCare® Penetrating Plus Stone, Tile & Grout Sealer is a premium, natural-look, water-based penetrating sealer that provides maximum protection against most common stains for all interior and exterior natural stone (marble, limestone, sandstone, slate, granite, travertine, etc.), unglazed ceramic tile, masonry and grout. The product can also be used as a pre-grouting sealer.

FEATURES AND BENEFITS

- Premium, water-based penetrating sealer
- Maximum protection against most common stains
- Won't change surface appearance
- Easy to use
- Does not alter the slip resistance of the surface
- For interior and exterior applications

INDUSTRY STANDARDS AND APPROVALS

- Meets all EPA and SCAQMD standards for VOCs

WHERE TO USE

- Natural stone such as marble, granite, limestone, sandstone, slate, Saltillo and travertine
- Some unglazed porcelain tile, masonry surfaces, cement pavers, quarry tiles, concrete and bricks
- Cement grout

LIMITATIONS

- Ensure that product does not come in contact with any non-recommended surface.
- Do not dilute.

Consult MAPEI's Technical Services Department for application recommendations regarding substrates and conditions not listed.

SURFACE PREPARATION

- Surface must be dry and free of contaminants, including previously applied surface sealers, dirt, lime and hard-water deposits, rust, and other heavy soil and grime.
- Allow new grout installations to cure for at least 48 hours before application.
- Surface and sealer temperatures should be between 50°F and 80°F (10°C and 26°C).
- Ensure that the area is well-ventilated during application and until the surface is dry.

PRODUCT APPLICATION

Before product use, take appropriate safety precautions. Refer to the Safety Data Sheet for details.

Always test first in several inconspicuous areas and wait 12 hours to confirm desired results.

1. Shake container well before using.
2. Avoid skin and eye contact by wearing chemical-resistant gloves and safety glasses.
3. Begin with a clean, dry surface that is free of waxes and coatings.
4. Protect baseboards and tape off surfaces not intended to be sealed.
5. Working in a small manageable area of about 15 sq. ft. (1.39 m²), liberally apply an even coat using a paint pad, sponge, brush or roller.
6. Allow 5 to 10 minutes for sealer to soak into surface.
7. Remove any non-absorbed sealer from the tile and grout by buffing until dry with a clean towel. If a light residue appears, simply remove with a towel dampened with warm water.
8. Very porous surfaces may require a second coat for maximum stain resistance. This coat should be applied 1 hour after the initial coat. Repeat steps 5 through 7.
9. After the final coat is applied, do not use or walk on surface for at least 3 hours. For best results and stain protection, ensure that the area is kept dry for 12 hours and free from staining materials for 3 days. Drying time may be affected by environmental conditions.

Close container tightly after each use. Store in original container only. Store between temperatures of 40°F to 90°F (4°C to 32°C). Do not allow to freeze.

ROUTINE CARE AND MAINTENANCE

Sweep, dust, mop or vacuum often to remove sand grit and debris. Clean floors using *UltraCare Concentrated Tile & Grout Cleaner*. Clean countertops using *UltraCare Everyday Stone & Grout Cleaner & Resealer*. For additional maintenance instructions, refer to the *UltraCare Maintenance Guide*.

Sealed surfaces should be tested periodically. To test, apply a few drops of water on the surface. If the water soaks in, an additional coat of *UltraCare Penetrating Plus Stone, Tile & Grout Sealer* will be necessary to keep the sealer at its maximum level of performance.

DURATION OF PROTECTION

UltraCare Penetrating Plus Stone, Tile & Grout Sealer is expected to protect against most common stains for up to 15 years. This period will vary depending on hardness and texture of surface, location of area, surface wear, and the frequency and nature of maintenance products used. Weather conditions, harsh cleaning methods, and high-alkaline, acidic or solvent-based cleaners will affect wear.

Shelf Life and Application Properties

Shelf life	Up to 3 years when stored in the original sealed container
Appearance	Clear liquid
Odor	Odorless
Physical state	Liquid
VOCs (SCAQMD Rule #1113 for coatings)	45 g per L

Packaging

Size
Bottle: 1 U.S. pint (473 mL)
Bottle: 1 U.S. qt. (946 mL)
Jug: 1 U.S. gal. (3.79 L)

Approximate Coverage*

Size	Coverage
1 U.S. pint (473 mL)	25 to 175 sq. ft. (2.32 to 16.3 m ²)
1 U.S. qt. (946 mL)	50 to 350 sq. ft. (4.65 to 32.5 m ²)
1 U.S. gal. (3.79 L)	200 to 1,400 sq. ft. (18.6 to 130 m ²)

* Coverage will vary depending on density, porosity, texture, surface absorption, weather conditions, application method and number of coats.

ADDITIONAL INFORMATION

Refer to the Safety Data Sheet (SDS) for specific data related to health and safety as well as product handling.

For information on MAPEI's commitment to sustainability and transparency, as well as how MAPEI products may contribute to green building standards and certification systems, contact sustainability-durabilite@mapei.com.

LEGAL NOTICE

The contents of this Technical Data Sheet ("TDS") may be copied into another project-related document, but the resulting document shall not supplement nor replace requirements per the TDS in effect at the time of the MAPEI product installation. For the most up-to-date TDS and warranty information, please visit our website at www.mapei.com. **ANY ALTERATIONS TO THE WORDING OR REQUIREMENTS CONTAINED IN OR DERIVED FROM THIS TDS SHALL VOID ALL RELATED MAPEI WARRANTIES.**

Before using, the user must determine the suitability of our products for the intended use, and the user alone assumes all risks and liability. **ANY CLAIM SHALL BE DEEMED WAIVED UNLESS MADE IN WRITING TO US WITHIN FIFTEEN (15) DAYS FROM DATE IT WAS, OR REASONABLY SHOULD HAVE BEEN, DISCOVERED.**

CONTACT INFORMATION

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For the most current product data and BEST-BACKEDSM warranty information, visit www.mapei.com.

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