


NEWLOOK

NewLook International, Inc. Concrete Maintenance Sealer™

Technical Information Sheet

Concrete Maintenance Sealer™ is a water-based, 25% solids, high-quality acrylic, interior or exterior sealer designed for use over NewLook Concrete Color Stains™, properly prepared concrete floors, pool decks, and other new or old concrete and masonry surfaces. Concrete Maintenance Sealer is breathable, VOC<100, non-yellowing and has excellent early wetting properties and dries quickly to a gloss or matte appearance. It has good abrasion and chemical resistance that resists sun, rain, most common household chemicals, oil, and grease. The sealer will provide additional protection against stains, UV, and will minimize hairline checking, dusting, and spalling. Concrete Maintenance Sealer does not need to be removed or stripped before maintenance applications of Concrete Color Stains. Ideally, the need for maintenance applications of NewLook Concrete Color Stains is not immediate and the amount of time required before maintenance applications is after significant wear.

PREPARATION PRIOR TO APPLICATION

- The following preparation methods must be used to achieve a concrete surface profile of CSP 1 or 2 as described by ICRI guidelines.
- All debris, loose concrete, coatings, dust, grease, paints, oils, release, wax, etc. must be removed (Including "cure and seal" products).
- At a minimum, proper pressure washing is required to help open concrete pores and remove obstructing particles, which includes, but is not limited to: dust, dirt, and curing residue. If pressure washing is not an option, such as interior areas, alternative preparation methods may be required: light acid, grinding, stripping, etching, wet vacuuming, etc.
- Remove chalky or loose paint, rust, loose mil scale, mildew, or any other contamination or condition that would adversely affect the performance of Concrete Maintenance Sealer.
- Newer Concrete (up to 4 years old) should be lightly acid washed with EcoAcid™, followed by pressure washing. New concrete should be treated differently because the curing or hydration process can affect the adhesion of any coating and requires more preparation to combat these issues: discoloration, dusting, efflorescence, etc.
- Use a hot or cold water pressure washer with NewLook Concrete Degreaser™ when oil or other types of stains are present.
- For use on overlayment and micro toppings, follow the manufacturer's curing and preparation guidelines. If overlayment or micro topping has already set, lightly clean the surface. If overlay is not porous and/or a release has been used, a light acid wash with EcoAcid is required.
- All concrete surfaces must be cured, firm, and dry before applying Concrete Maintenance Sealer. Be careful to not trap excessive moisture unable to escape from the slab.

APPLICATION PREREQUISITES

- Protect walls and adjacent areas where sealing is not desired.
- Do not use when hydrostatic pressure is excessive.
- Test concrete for efflorescence, dusting or spalling.
- Check weather for suitability.
- Apply a job site test sample for approval.

MIXING AND APPLICATION INSTRUCTIONS

1. Stir thoroughly before using. Do not dilute.
2. Apply thin, even coats using a brush, roller, microfiber pad, or sprayer. Do not exceed 1 – 2 mils in thickness. If puddles occur, immediately brush or roll out.
3. Apply coating only when air and surface temperature is between 50°F (10°C) rising and 90°F (32°C) and cooling.
4. Mix NewLook Slip-Resistant Grit™ with product to increase traction.
5. Concrete Maintenance Sealer has a milky white appearance when wet, but dries to a clear finish. Recommend two thin coats for optimal protection.

CURING AND POST APPLICATION

Complete drying times will vary depending on concrete temperature, air temperature, humidity, concrete porosity, and other local conditions. At 77°F (25°C) and 50% relative humidity:

- Dry to the touch: 15 to 20 minutes.
- Completely Dry: 50 to 60 minutes.

- Cure time: 8 to 12 hours.
- Note: Lower temperatures and/or higher humidity will increase cure time.
- Maintain dry during cure time.
- Keep foot traffic off for 4 to 8 hours.
- Wait up to 48 hours before driving or parking vehicles.

MAINTENANCE

- Regular cleaning with NewLook Concrete Cleaner is recommended. Lightly scrub the area with a window washing brush or mop. Rinse thoroughly with clean water and allow the area to dry.
- The sealed surface should be inspected periodically for thin or traffic-worn areas. Reapply product as needed with a maintenance application.
- It is common practice to apply a wax finish over Concrete Maintenance Sealer to increase the protection and longevity of the surface.
- Apply additional coatings of Concrete Maintenance Sealer as needed. Re-apply Sealer after maintenance applications of NewLook Concrete Color Stains.

STORAGE

- Store in a safe, dry place.
- Unused portions of Concrete Maintenance Sealer can be stored for future use. Always keep container tightly sealed.
- DO NOT allow product to freeze.
- Shelf life is approximately 12 months.

LIMITATIONS

- It is HIGHLY recommended to wait 48 hours before driving and parking vehicles on a new application of Concrete Maintenance Sealer. The heat and/or chemicals from tires may cause delamination if sealer is not sufficiently hardened. Brand new or high-performance tires may require waiting for a longer period of time.
- Do not apply when heavy condensation, hydrostatic pressure, or high moisture can occur. This compromises sealer and substrate bond.
- Inconsistencies in jobsite conditions, mixing and application methods, finishing techniques, curing methods or other local conditions may produce variations in final appearance and adhesion of finished product.
- Will not repair cracks or patches, or prevent any foreign material from soiling the substrate.
- Adhesion problems will occur if used on any surface that will prevent product from penetrating and bonding to the concrete substrate, including soiled, sealed, dusting, spalling, or painted surfaces.
- Product must not be applied when the temperatures are falling below 50°F or rising above 90°F.
- Due to high viscosity, use extra care when applying to vertical surfaces.
- Do not apply on glazed ceramic tile, quarry tile, marble, terrazzo, dense brick, or dense slate

CAUTION

KEEP AWAY FROM CHILDREN AND ANIMALS. Before using or handling, read the MSDS and Product Instructions. DO NOT CONSUME. Avoid contact with eyes and skin. Wear rubber gloves, protective clothing and safety eye goggles. Use good hygiene when handling this product. It is recommended that you wash and bathe after each use.

PACKAGING AND COVERAGE

*Coverage is based upon surface porosity, texture, temperature, and method of application.

Product	Bucket Size	Approximate Coverage (Sq Ft.)
Concrete Maintenance Sealer	1 or 5 Gallon	200 – 300 SF Per Gallon (Unsealed Surfaces)
	1 or 5 Gallon	300 – 400 SF Per Gallon (NL stained or Sealed Surfaces)

WARRANTY

NewLook International, Inc. Concrete Maintenance Sealer (“Product”) is not intended for public use and are intended for use by licensed contractors and installers, experienced and trained in the use of these products. Product is warranted to be of uniform quality within manufacturing tolerances. The manufacturer has no control over the use of Product, therefore no other oral or written representation or statement of any kind, express or implied, now or hereafter made is authorized or warranted by NewLook International, Inc. or its affiliates, and NewLook International, Inc. and its affiliates hereby disclaims all such warranties, including those of merchantability or fitness for a particular purpose. In any case, the manufacturer’s obligations shall be limited to refunding the purchase price or replacing material proven to be defective. NewLook International, Inc. shall not be liable for special, incidental, or consequential damages, including delays or lost profits. Communication of this warranty and its limitations to end-users is not the responsibility of NewLook International, Inc. but should be communicated by those in direct contact with the end user. Any claim regarding product defect must be received in writing within one year from the date of manufacture. No claim will be considered without such written notice or after the specified time interval. The end user shall be responsible for determining Product’s suitability and assumes all risks and liability.

NEWLOOK INTERNATIONAL, INC. CONCRETE SEALER

Suggested Short Form Specifications for Sealing Concrete Flatwork:

All concrete flatwork designated as being sealed with a clear, protective sealer in the plans and specifications shall be sealed with *Concrete Sealer*, manufactured by NewLook International, Inc. 877.763.9566, Salt Lake City, Utah, 801.886.9495 in accordance with the NewLook International, Inc. Concrete Sealer Technical Information Sheet, using a minimum of _____ gallon(s) per average of 300 square feet per application with a _____ (Specify sheen: Gloss or Matte) finish.

NEWLOOK INTERNATIONAL, INC. PRODUCTS available through: