



**UltraCare™**

## Low-Sheen Sealer & Finish

*Before*

*After*

### DESCRIPTION

*Ultracare* Low-Sheen Sealer & Finish is a one-step, water-based formula that provides a durable low-sheen satin finish and maximum stain resistance. This product can also be used as a pre-grouting sealer. For interior and exterior use, *Ultracare* Low-Sheen Sealer & Finish is non-yellowing and resistant to ultraviolet light.

### FEATURES AND BENEFITS

- One-step, polymer-fortified sealer and finish
- Maximum protection against most common stains
- Leaves a satin finish on unpolished stones
- For interior and exterior applications

### WHERE TO USE

- Use on unsealed, textured, flamed, honed and tumbled natural stone, cementitious grout, terra cotta, Saltillo, quarry tiles, terrazzo, concrete, pavers and masonry surfaces. This product is not recommended for use on glazed ceramic, glass or metalized tiles, or other impervious surfaces.

### LIMITATIONS

- Ensure that the product does not come in contact with any non-recommended surface.
- Not recommended for use in areas subject to standing or pooling water
- Keep the surface clean and dry.
- Do not dilute.

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

### INDUSTRY STANDARDS AND APPROVALS

- Meets all EPA and SCAQMD standards for VOCs

### SURFACE PREPARATION

- Surface must be dry and free of contaminants, including previously applied surface sealers, waxes, coatings, cleaner residue, 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 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.

### INSTRUCTIONS

Note: Choose all appropriate safety equipment before use. Refer to the Material Safety Data Sheet (MSDS) for more information.

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

1. Shake container before using.
2. Avoid skin and eye contact by wearing chemical-resistant gloves and safety glasses.
3. Protect baseboards and tape off surfaces not intended to be sealed.
4. Apply 2 to 4 thin, even coats of the product using a sponge, sealer applicator or paint pad. Avoid drag marks, liquid puddles and air bubbles.
5. The surface is ready for the next coat when it is dry to the touch. Avoid walking on the surface until it is dry.

## Shelf Life and Application Properties

Shelf life	Up to 1 year when stored in the original sealed container
Appearance	White liquid
Odor	Acrylic odor
Physical state	Liquid
VOCs	95 g per L

## Packaging

Product Code	Size
U.S., 00832000	Bottle: 1 U.S. qt. (946 mL)
U.S., 00853000	Jug: 1 U.S. gal. (3,79 L)
Canada, 00832021	Bottle: 1 U.S. qt. (946 mL)
Canada, 00853021	Jug: 1 U.S. gal. (3,79 L)

## Approximate Product Coverage\*

Size	Coverage
1 U.S. qt. (946 mL)	50 to 150 sq. ft. (4,65 to 13,9 m <sup>2</sup> )
1 U.S. gal. (3,79 L)	200 to 600 sq. ft. (18,6 to 55,7 m <sup>2</sup> )

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

- Highly porous surfaces may require additional coats. Follow label instructions for each coat.
- The surface is ready for foot traffic 5 hours after the final coat is applied. Keep the surface dry for at least 24 hours.

Close container tightly after each use. Store in original container only. Store between the temperatures of 35°F to 90°F (2°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*. For optimum protection, re-apply *Ultracare Low-Sheen Sealer & Finish* as necessary. For additional maintenance instructions, please refer to the *Ultracare Maintenance Guide*.

## DURATION OF PROTECTION

*Ultracare Low-Sheen Sealer & Finish* is expected to provide a satin finish and stain protection for up to 5 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.

**HANDLING PROCEDURES – DO NOT GET IN EYES. DO NOT GET ON SKIN OR CLOTHING. KEEP OUT OF THE REACH OF CHILDREN. WEAR SUITABLE GLOVES, EYE/FACE PROTECTION, AND RESPIRATORY PROTECTION IF NEEDED. STORE IN A COOL, DRY, WELL-VENTILATED AREA. NEVER POUR UNUSED PRODUCT BACK INTO THE ORIGINAL CONTAINER. ALWAYS DISPOSE OF PROPERLY AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES.**

**FIRST AID TREATMENT – EYES:** IF IN EYES, RINSE WITH WATER FOR 15 MINUTES. IF IRRITATION PERSISTS, GET MEDICAL ATTENTION. **SKIN:** IF ON SKIN, RINSE WELL WITH WATER. IF IRRITATION PERSISTS, GET MEDICAL ATTENTION. **INHALATION:** IMMEDIATELY REMOVE THE AFFECTED PERSON TO FRESH AIR. **INGESTION:** FLUSH OUT MOUTH WITH WATER. IF SWALLOWED, CALL A POISON CONTROL CENTER OR DOCTOR IMMEDIATELY. DO NOT INDUCE VOMITING.

Refer to the MSDS for specific data related to VOCs, health and safety, and handling of product.

## STATEMENT OF RESPONSIBILITY

Before using, user shall determine the suitability of the product for its intended use and user alone assumes all risks and liability whatsoever in connection therewith. **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.**

We proudly support the following industry organizations:



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For the most current BEST-BACKED<sup>SM</sup> product data and warranty information, visit [www.mapei.com](http://www.mapei.com).

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