



Your Single Source For Innovative Architectural Concrete Solutions

BOMANITE ULTRA SEAL 25 SF

Technical Bulletin and Application Guideline

Bomanite Ultra Seal 25 SF is a high-quality, < 400 g/l VOC, solvent-based acrylic sealers designed to permanently seal concrete and masonry surfaces. A unique solvent blend with a slow flashpoint allows Ultra Seal 25 SF to be roller applied while still remaining VOC compliant in most states. Treatment with Bomanite Ultra Seal 25 SF provides a non-yellowing, medium to high gloss finish that will protect the surface from water, dust, stains and dirt. Bomanite Ultra Seal 25 SF may be used on new and existing exterior surfaces. When applied according to directions, Bomanite Ultra Seal 25 SF will enhance concrete, terrazzo, masonry or similar surfaces (especially colored concrete surfaces).

FEATURES AND BENEFITS:

- Enhances decorative concrete
- Less than 400 g/l VOC content
- Improves freeze-thaw resistance
- Improves aesthetic appearance of new or existing surfaces
- Can be roller applied
- Repels contaminants

GENERAL INFORMATION:

Colors

Clear and tinted. Bomanite Ultra Seal 25 SF can be tinted using a Bomanite Solvent-based Tint Concentrate. Refer to the Bomanite Standard Color Chart. Custom colors are also available.

NOTE: Tints may vary slightly from batch to batch. Be sure to order enough tinted material initially to complete a specific job. Consult the appropriate Bomanite literature for applicable products.

Coverage Rates

Material usage, per coat, is approximately 250-400 square feet per gallon for textured surfaces and 300-500 square feet per gallon for smooth finish. Actual coverage may vary depending on type, age and condition of concrete, application method and other local conditions.

Packaging

Available in 1-gallon, 5-gallon and 55-gallon units.

Storage and Shelf Life

Approximately six months if kept from freezing and exposed to air. Keep at a 40 °F minimum.

Product Data

Odor	Strong
Solids	25%
Specific Gravity	0.834
VOC	Less than 400 grams/liter. Conforms to federal regulations for all states.

Gloss.....	93 (ASTM D523-89)
Safety.....	Exceeds slip resistance requirements (ASTM D2047)
Recoat.....	Excellent (ASTM D3153-87)
Drying Times (will vary depending on temperature, humidity and surface porosity – application in cold weather will result in extended dry times)	
Set To Touch.....	1 to 2 hours after application
Recoat.....	2 to 4 hours after each application
Light Traffic.....	24 hours after final coat
Vehicular Traffic.....	24-48 hours after final coat (depending on temperature)

Application

NEW CONCRETE

Warning: *Do not apply to fresh concrete. Recommended minimum time for concrete to cure prior to Bomanite Ultra Seal 25 SF application is seven days, with an optimal 14-day cure. The surface must be clean and completely dry or Bomanite Ultra Seal 25 SF may turn white or fail to form a proper film, leading to premature failure.*

Apply Bomanite Ultra Seal 25 SF with a pump-up sprayer, medium to heavy nap non-linting roller or other solvent-resistant applicator. Coat the surface uniformly without leaving puddles, heavy application lines or uncoated areas as this may show in the final finish. Multiple light coats are superior to one heavy application, with complete drying between coats (approximately two to four hours). Additional coats will increase gloss, durability and provide extra protection. Let final coat cure for a minimum 24 hours before opening to light traffic and 48-72 hours before opening to heavy or vehicle traffic. Two light coats at the recommended coverage are normally sufficient to seal and protect. Note: The addition of acetone may be necessary to thin the product to facilitate spraying or to provide a priming coat for enhanced penetration.

EXISTING OR OLD CONCRETE

Warning: *The surface must be clean and completely dry or Bomanite Ultra Seal 25 SF may turn white or fail to form a proper film, leading to premature failure. Sealer will dry rapidly, so avoid application in hot weather.*

Surface must be thoroughly cleaned, rinsed and allowed to dry. Apply concrete degreaser according to manufacturer's instructions using brooms or low speed buffer equipped with scrubbing pads or brushes. Collect used cleaning solution whenever possible for proper disposal and then rinse with clean, pressurized water. Etching of surface may be necessary if calcium salts are present – use an appropriate mildly acidic cleaner for this application. If applying over old sealer, test prior to application in an inconspicuous area to ensure compatibility. Apply as for new concrete – see directions above.

Before application of this product, test in an inconspicuous area for desired results. If in doubt, consult The Bomanite Company.

Maintenance

Bomanite Ultra Seal 25 SF, like all surface sealers, must be kept clean for maximum durability and protection. Frequent removal of loose soils will significantly increase the service life of Bomanite Ultra Seal 25 SF or any surface coating. For removal of ground-in soils, use a neutral cleaner as per manufacturers instructions. Scrub with a broom, pressure wash or use a low speed buffer equipped with red or blue scrub pads (light cleaning). Periodic resealing may be required dependant upon use and degree of care taken to maintain the sealer. Bomanite Ultra Seal 25 SF may be removed using Bomaseal Stripper.

Cautions

Bomanite Ultra Seal 25 SF is a solvent-based product and therefore caution must be exercised in its use. Adequate ventilation will be necessary with applicators wearing appropriate protective gear such as gloves, eye protection, respirators, solvent resistant clothing, etc.

Limitations

- Bomanite Ultra Seal 25 SF is not recommended for interior applications. Open flames, such as those associated with water heaters, furnaces and temporary heat sources, will cause ignition of the solvent fumes. It is strongly recommended that a water-based acrylic sealer, such as Bomanite HydroLock or Bomanite Hydrocoat, is used for interior applications.
- Bomanite Ultra Seal 25 SF will protect concrete from dusting and soiling if applied properly, evenly and with sufficient coverage as outlined in the application directions. Application of too little Bomanite Ultra Seal 25 SF will result in inadequate protection for the concrete. Overapplication may inhibit the breatheability and freeze/thaw resistance.
- Failure to maintain the concrete in a reasonably clean condition by sweeping or wet cleaning will result in premature wear and failure to protect the concrete. Occasional resealing may be required for optimal service life.

- If efflorescence is present when sealing existing or old concrete, this may be an indication of excessive hydrostatic pressure from moisture in or beneath the concrete. Additional remediation of this problem will be necessary. Before applying Bomanite Ultra Seal 25 SF, determine if excessive moisture is present in the concrete by performing a test according to ASTM D4263. Apply an 18 inch by 18 inch piece of four mil plastic to the concrete when dry. Tape down with two-inch duct tape and leave for at least 16 hours. Remove plastic and examine. If moisture exists on the underside of the plastic or on the surface of the concrete, there is moisture in the concrete. A penetrating moisture reducing treatment should be applied prior to the application of Bomanite Ultra Seal 25 SF. Consult the Bomanite Sealers/Finishes Cross Reference Guideline for more information on specific products.
- Consult the appropriate Bomanite Technical Bulletin and Application Guideline for the correct uses and limitations of any Bomanite products used in conjunction with Bomanite Ultra Seal 25 SF.

Warranty

This product is warranted to be of uniform quality within manufacturing tolerances. Since control is not exercised over its use, no warranty, expressed or implied, is made as to the effects of such use. Seller and manufacturer obligations under this warranty shall be limited to refunding the purchase price of that portion of the material proven to be defective. The user assumes all other risks and liabilities resulting from use of this product.

Additional product information, technical bulletins and specifications are available online at www.bomanite.com or through one of our Bomanite Licensed Contractors. For additional assistance with specifications or technical issues, contact The Bomanite Company.