



# Grout Sealer

**PRODUCT NUMBER AND  
CONTAINER SIZE**  
31203 (quart)

**WATER BASED/COVERAGE:** Variable depending on method of application and surface porosity. Generally one quart will cover a minimum of 75 square feet of standard grout lines. Do not thin.

**DESCRIPTION:** Safecoat Grout Sealer is a clear, moisture resistant sealer for porous tile grout and other cementitious surfaces. It actually reacts with and becomes a part of the grout, increasing water resistance and minimizing the penetration of liquids, helping to prevent staining and giving a wearable, washable surface. Like all Safecoat products, it is as safe and not toxic as possible, formaldehyde free and virtually odorless, giving off no offensive chemical fumes. Dries clear without discoloration.

**USE ON:** Unsealed tile grout. May also be effective on a variety of other porous cementitious surfaces (test first). For previously sealed grout, conduct several small test patches for absorption and compatibility.

**SURFACE PREPARATION:** Grout must be clean, dry, free from dirt, dust, efflorescence, grease, wax, oil, silicone, tsp/soap, mill scale, oxidation, loose peeling paint or varnish, or any foreign matter/contaminants. Remove all mildew before coating any surface. It should not be necessary to apply a release compound to tiles before sealing, but note application instructions carefully.

**APPLICATION:** Always have adequate ventilation. Apply to grout liberally and in an even manner, using a sponge, dry lint-free rag, small brush, or any other tool which can be used comfortably. Flood coating is acceptable, but avoid puddling and to wipe off tile. One coat is generally sufficient. **IMPORTANT:** Wipe off any sealer which has not penetrated into the grout within 10 minutes; do not allow sealer which has not soaked in to dry on the surface (simply wipe off with a slightly damp cloth or sponge). Always test a sample for suitability prior to full use. Note: these instructions are intended to be general only and not exhaustive. The applicator should determine what preparation and techniques are best suited to the specific surface. See product data sheets for most current information.

## ADVANTAGES / SIGNIFICANT BENEFITS:

- Good water resistance for up to five years when properly applied.
- Low odor, non-offensive to installer and occupant.
- Safely used by and for the chemically sensitive.
- Zero VOC content, meets or exceeds all federal and state air quality regulations, including California.
- Contains no formaldehyde.

**CLEAN-UP:** Clean tools and equipment while still wet with a solution of SafeChoice Super Clean and warm water.

**DRYING/CURING TIME:** Under normal conditions, Safecoat Grout Sealer dries to the touch within one hour and cures within 24 hours. Normal conditions include a clean, dry surface, access to fresh air flow, a dust free environment, moderate humidity, and temperatures above 55 degrees F. Thick application, high humidity or conditions other than normal will cause Safecoat Grout Sealer to dry and cure more slowly. Avoid using sealed surface for at least 24 hours after application.

**LIMITATIONS:** Unlike conventional sealers, Safecoat sealers are made without formaldehyde preservatives or toxic mildewcides or fungicides. Do not contaminate. Store in airtight containers. Do not use when indoor or surface temperature is below 55°F. Do not freeze. Do not apply where product will be immersed in water, such as fountains, pools or below ground area.

**HEALTH PRECAUTIONS:** As with all coatings and sealers, keep container tightly closed and out of the reach of children. Do not take internally. Always use adequate ventilation. If you are chemically sensitive, always test for personal tolerance.

## PHYSICAL DATA:

Boiling Point:	100 C/212 F
Melting Point:	N/A
pH:	11.5 – 13 dilute
Volatile by Volume:	96.19%
% Volatile by Weight:	96.55%
VOC Material:	0 g/l, 0.00 lb./gal
HAP's (Hazardous Air Pollutants)	zero

**LIMITED LIABILITY:** Liability, whether express or implied, is limited solely to replacement of product shown to be defective when applied in accordance with instructions and shall under no circumstances include liability for labor costs or consequential damages. It is the user's responsibility to determine the suitability and safety of the product for its intended use. This limited warranty may not be modified or extended by manufacturer's representatives, distributors, or dealers of AFM products. We particularly recommend that users always test in small inconspicuous areas before application to the entire surface.