



FLAG STONE FIX
STONE CARE EXPERTS



Technical Data Sheet (TDS)

FS SEALER PLUS

Water-Repellent Protector For Porous Natural Stone

DESCRIPTION

FS Sealer Plus is a ready-to-use, water-based blend of silanes and siloxanes for water repellency and impregnation of mineral and alkaline surfaces. It reacts with moisture in the substrate to form an active ingredient that reduces water absorption while preserving breathability. The treatment offers deep penetration, fast water repellency, alkali resistance, and tack-free drying.

KEY FEATURES

Once applied to mineral surfaces, FS Sealer Plus undergoes a reaction with moisture present either in the air or within the substrate, producing an active sealing compound and alcohol as a byproduct. This reaction significantly reduces water absorption without blocking the pores, maintaining high vapor permeability. This allows internal moisture or vapor to escape freely, helping to prevent substrate deterioration.

BENEFITS

- Deep and effective penetration into porous surfaces
- Quick development of hydrophobic protection
- Allows the surface to remain breathable, no moisture entrapment
- Excellent resistance to alkaline environments
- Dries to a non-tacky finish

APPLICATION AREAS

- Absorbent, porous, mineral substrates
- Brickwork
- All kinds of concrete
- Aerated concrete
- Sand-lime brickwork
- Cement Fiberboards
- Mineral plasters
- Mineral based natural & artificial stone
- Mineral paints
- Also suitable as a primer for exterior paints
- It is not suitable for gypsum

COVERAGE ESTIMATES

FS Sealer Plus coverage depends on the porosity of the substrate. A test application is recommended to confirm efficacy. For most porous exterior surfaces, expected coverage is 30-60 sq. ft. per liter.

STORAGE AND SHELF LIFE

FS SEALER PLUS has a shelf life of approximately 2 years when stored in the original container in a cool and dry place.

APPLICATION GUIDELINES

Surface preparation:

- Can be applied directly on newly cured substrates. For older or weathered surfaces, clean thoroughly to reveal the open porosity, especially if biological growth like algae or moss is present.
- Shield areas which are not intended for treatment, as the fast-reacting formula may leave stains on unintended surfaces.
- In case of overspray or spills, clean promptly with a suitable solvent.

Application Method:

- Slight darkening of the surface may or may not occur. Conduct a patch test to evaluate any visual effect.
- Apply liberally using a saturated brush, roller, or mop to ensure full surface wetting. The product's liquid form allows easy spreading over vertical and horizontal areas.
- Apply 2-3 coats using a wet-on-wet technique, ensuring no drying occurs between coats.
- Proceed with each coat as soon as the previous one is absorbed and the surface appears matte.
- Avoid leaving excess product or damp patches; the surface should look dry when finished.
- Maintain adequate ventilation during application.
- Protect treated surfaces from rain and direct sunlight until fully cured.
- Allow a minimum of 48-72 hours for curing, depending on environmental conditions.

TECHNICAL INFORMATION

Appearance	Colorless, hazy solution
Odor	Mild, characteristic
Density	0.9 ± 0.1 g/cm ³
pH	7.5

CAUTION

- Always wear appropriate personal protective equipment during use.
- FS Sealer Plus does not provide protection against acidic substances.
- Do not apply during heavy rain or when rain is expected soon after application.

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