

ULTRA-SEAL 500

ONE-COMPONENT, CLEAR, WATERBORNE, UV STABLE, ACRYLIC EMULSION
WHICH PROVIDES EXCELLENT ADHESION WHEN APPLIED OVER CONCRETE

ULTRA-SEAL 500 is a clear, single-component, waterborne, gloss-finish, UV stable, high-performance, fast-drying acrylic emulsion which may be used as a concrete and cementitious sealer. Exhibits excellent adhesion when applied over new and existing concrete surfaces.

USES

- Walks
- Stairs
- Walls
- Patios
- Chimneys
- Pool decks
- Garage floors
- Driveways
- Warehouse floors
- Basement floors

ADVANTAGES

- Industrial grade
- Excellent adhesion
- Durable
- Single-component
- Hot tire resistance
- Interior & exterior applications
- Horizontal & vertical applications
- Easily applied by brush, roller or spray
- Water-resistant
- Quick-drying
- UV light stable, non-yellowing
- Low odor
- VOC compliant in all regulated areas

SURFACE PREPARATION

The concrete substrate must be clean, sound and dry. New concrete should cure for at least 28 days. Ultra-Seal 500 will not fill voids or bridge large cracks. All voids and cracks must be patched using Umaco Universal 1023 then allowed to cure. The minimum pull off strength of the substrate is 200 psi. Remove all dirt, dust, spalling or loose concrete, oil, grease, wax, mildew, efflorescence, laitance, curing compounds, form release agents, paint or any other foreign material which might effect the bond. **SEE WARNING REGARDING PAINT REMOVAL.** Umaco Ultra-Clean may be used to

remove oil or grease stains from concrete surfaces. A rough profile is recommended for proper adhesion which may be obtained by etching the concrete using Umaco Ultra-Etch. Concrete surfaces that are very smooth, non-porous or those that have been previously coated, may need to be prepared by mechanical, dustless grinding. Ultimately, a porous surface is required for the material to bond properly. Test by sprinkling some water on the surface. If the water is quickly absorbed, the surface is ready. If the water beads up, further preparation is required. Contact a Umaco representative for more information.

MOISTURE VAPOR TRANSMISSION

Concrete surfaces subject to high levels of moisture vapor transmission should be treated with Umaco Hydro-Stop 25 prior to application in order to prevent moisture vapor from reaching the surface which would cause discoloration, delamination or a complete loss of bond.

MIXING

Gently stir Ultra-Seal 500 thoroughly before applying.

Optional Non-Slip Additive

Where additional slip resistance is required, blend 3.5 ounces of Umaco Sure-Grip Fine per each gallon.

APPLICATION

Apply with a high quality nylon or polyester brush, a 1/4" to 1/2" nap synthetic roller cover. Apply evenly avoiding runs, sags or puddles. Do not over-brush or over-roll since this may cause air bubbles to form. Always work to a wet edge. Overlapping wet on dry will cause finish variations. Apply additional uniform coats to achieve desired performance level. Before recoating, allow the first coat to dry for at least 30-60 minutes (at 77° F).

COVERAGE PER GALLON

Approximate coverage is 200-300 ft²

EQUIPMENT CLEANUP

Equipment should be cleaned with water immediately after use.

DISPOSAL

Dispose of empty packaging and other waste in accordance with federal, state, provinces and local regulations

STORAGE

Ultra-Seal 500 has a shelf life of one (1.5) years from date of manufacture in original factory sealed containers when stored indoors at a temperature between 60-95°F (15-35°C).

LIMITATIONS

- Surfaces must be dry, clean and free of foreign matter
- New concrete must cure 30 days
- Apply when ambient and surface temperatures are between 50°F-90°F and will remain so for 24 hours after application
- Do not apply when relative humidity exceeds 85%
- Not recommended for use on surfaces demonstrating hydrostatic or high vapor pressure
- Avoid exposure to solvents (strong acids and bases); wipe up oil and gasoline spills immediately
- **PROTECT FROM FREEZING**

MAINTENANCE

For maximum life expectancy, routinely sweep and wash floors with appropriate cleaners and detergents including Umaco Ultra-Clean. All chemicals or abrasive grit should be removed as soon as possible.



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TECHNICAL DATA

Mix Ratio: single component
Coverage Rate: 200-300 ft² per gallon
Application Temperature: 50° to 90°
Solids by Volume: 35 to 38%
VOC (ASTM D3960): <100 grams/liter
Adhesion, ASTM D7234: >400 psi
Hardness, ASTM D-2240:
70-80 Shore D
Viscosity at 77°F: 250-300 cps
Water Absorption, ASTM D570: <0.1%
Flame Test, ASTM E648: Class 1
Moisture Vapor Emission Rate,
ASTM F1869: 25 lbs.
Moisture Relative Humidity,
ASTM F2179: 100% RH
Recoat at 77°F: 30-60 minutes
Light Foot Traffic at 77°F: 4-6 hours
Full Cure at 77°F: 3 days

WARNING

Harmful if swallowed. May cause eye irritation. May cause allergic skin reaction. Before using, read the Safety Data Sheet and follow all precautions to prevent bodily harm.

24 Hour Emergency Medical/Spill Information(Chemtrec):800-424-9300

KEEP OUT OF THE REACH OF CHILDREN.

WARNING! If you scrape, sand or remove old paint, you may release lead dust or fumes. **LEAD IS TOXIC.**

EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN.

PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.

Before you start, find out how to protect yourself and your family by contacting the USEPA National Lead Information Hotline at 1-800-424-LEAD or log onto www.epa.gov/lead. Wear a properly fitted respirator and prevent skin contact to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Follow these instructions to control exposure to other hazardous substances that may be released during surface preparation.

**For technical assistance call
978-453-8881.**

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LIMITED WARRANTY

The manufacturer guarantees its products to be free of defects and the extent of its liability is limited to the purchase price of the materials only, if proved to be defective. Improper mixing, incorrect application or other factors beyond the control of the manufacturer or its dealers may produce unsatisfactory results and cannot be held to be the manufacturers or its dealers responsibility. There are no other guarantees either expressed or implied. (2026)

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