

SILOXANE



SILOXANE is a professional-grade, solvent-based, silane-siloxane water-repellent sealer that penetrates deep into the concrete surface where it chemically reacts to form a hydrophobic barrier within the pores. Designed to be applied over untreated/unsealed concrete pavers, brick, block, concrete, stucco, flagstone, granite, natural stone, limestone and bluestone (horizontal & vertical surfaces).

- Breathable, does not form a film or leave a sheen
- Dries clear on most substrates maintaining the natural appearance
- Reduces the movement of moisture through the concrete pores
- Protects against freeze-thaw cycles & salt damage
- Reduces efflorescence
- Protects against spalling, pitting and staining
- Reduces the formation of mold and mildew
- Protects for 7-10 years

Water Repellent	May be applied by brush, roller or solvent resistant commercial pump sprayer
Packaging	1G bottle (4/case, 108/pallet), 5G pail (36/pallet), 55G drum
Approximate Coverage per Gallon	Porous Surface: 175-200 ft ² Smooth Surface: 200-225 ft ²
Application Temperature	Ambient & surface temperature must be between 55°F-85°F and remain so until material dries
Mixing	Not to be thinned
Dry Time	1-2 hours at 70°F, 50% RH
Recoat Time	0-24 hours at 70°F, 50% RH



Phone: 800-442-5535
 Fax: 978-453-2416
www.umaco.com

SILOXANE is a professional grade, solvent-based, silane-siloxane water-repellent sealer that penetrates deep into the concrete surface where it chemically reacts to form a hydrophobic barrier within the pores. Surfaces sealed with Siloxane are more resistant to the damaging effects of water absorption, such as cracking, spalling, pitting, freeze-thaw, salt damage, staining, mold, mildew and efflorescence. It can be applied to absorbent vertical and horizontal surfaces which have not been treated or sealed. **Do not use Siloxane for interior applications. Read all other limitations and warnings before using this product.**

USES

- Concrete and concrete pavers
- Brick and masonry
- Bluestone, flagstone, slate & natural stone
- Driveways, walkways, patios, garages, pool decks & basements
- Bridge decks, parking lots & sidewalks

ADVANTAGES

- Will maintain the natural, unsealed look and feel of the substrate
- Will provide up to 7-10 years of life before the need for a recoat
- Breathable, won't trap subsurface moisture
- Reduces deterioration caused by water absorption such as cracking, spalling, pitting & staining
- Reduces efflorescence
- Reduces the formation of mold & mildew
- Reduces freeze-thaw & salt damage
- Reduces the movement of moisture through the concrete pores

IMPORTANT NOTE BEFORE USING

Siloxane may darken or discolor some substrates especially those that are very dense and will not allow the material to penetrate. It is imperative that a spot test be performed prior to application to ensure the following:

- Compatibility between Siloxane and the substrate

- Proper absorption into the substrate
- The appearance and performance are acceptable.
- Please note that the substrate must be clean and completely dry prior to application otherwise discoloration will occur.

SURFACE PREPARATION

Siloxane is designed to be applied to untreated, unsealed and absorbent concrete and masonry surfaces. All new concrete must age at least 28 days prior to application. Surfaces to be coated must be completely **DRY**, sound and clean. Siloxane will not fill voids or bridge cracks. All deteriorated mortar joints, voids and cracks must be repointed or patched using Umaco Universal 1023 then allowed to cure. 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 ON BACK PAGE REGARDING PAINT REMOVAL.** Umaco Ultra-Clean may be used to remove oil or grease stains. Concrete that is very smooth and non-porous should be etched using Umaco Ultra-Etch or prepared by dustless grinding. Ultimately, a porous surface is required. After power washing allow the surface to dry for at least 24 hours before sealing. The surface and the pores within the concrete must be completely dry otherwise discoloration will occur. If the surface has been chemically cleaned, remove all the residue and then neutralize the surface to avoid any adverse reaction.

APPLICATION

The ambient and surface temperature must be between 55°- 85 F during application. For best results and coverage, apply using a solvent resistant commercial pump sprayer that operates at or below 20 PSI while using a .3-.5 GPM adjustable cone tip. Cover and protect all adjacent areas from overspray. Do not apply by spray in windy conditions.

Horizontal Surfaces

Apply the first coat of Siloxane ensuring the entire surface is evenly saturated. Wait at least 10-15 minutes, then apply the second coat. Do not flood the surface or allow puddles to form, this will result in over application and the formation of dark spots on the surface. Less porous surfaces, such as bluestone, flagstone, and slate, may only require one coat. Once applied, the surface should be kept dry for at least 24 hours.

Vertical Surfaces

Start at the top and work down side to side with a six inch run. Saturate the surface so that enough excess flows down and can be covered by the next pass. Wait at least 10-15 minutes, then apply the second coat. Once applied, the surface should be kept dry for at least 24 hours.

COVERAGE

Porous Surfaces: 175-200 ft² per gallon
Smooth Surfaces: 200-225 ft² per gallon

Please note that coverages will vary depending on the texture and porosity of surface being coated.

EQUIPMENT CLEANUP

Clean all tools with mineral spirits immediately after application. If any material over-sprays onto glass or metal trim, wipe clean with mineral spirits followed by glass cleaner. Do not allow to dry on glass or metal surfaces.

DISPOSAL

Dispose of empty packaging and other waste in accordance with local and federal regulations.

STORAGE

One year from date of manufacture in original factory sealed containers when stored (out of the sun) at a temperature between 55-80°F.

TECHNICAL DATA

Application Temperature.....	55°F-85°F
Drying Time.....	1-2 hours
Re-Coat Time.....	0-24 hours
Foot Traffic.....	8-12 hours
Wheel Traffic.....	24-48 hours
Wet Appearance.....	Clear
Dry Appearance.....	Invisible
VOC Content.....	< 250 VOC

LIMITATIONS

- For professional use only
- Do not use for interior applications
- Do not apply over surfaces that have been previously coated with floor adhesives, paints or sealers
- If the surface has been chemically cleaned, all the residue must be completely removed, the surface must be neutralized to avoid any adverse reaction and the surface should be tested to ensure that the PH of the concrete has not been changed
- When applied on pool decks, make sure the surface and the pores within the concrete are free from salt water, chlorinated water and cleaning chemicals during application and while curing
- Siloxane is not resistant to brake fluid, gasoline and many other similar products
- Siloxane will not stop surface stains as the surface of the substrate is fully exposed
- Do not dilute or thin
- Do not over apply since this can result in the formation of dark spots on the surface
- Dark spots may also form if there is water or contaminants on the surface or within the pores of the concrete, the existence of a cleaner, sealer, paint or other coating on the surface or within the pores of the concrete, the premature introduction of water or other liquids before the product is fully cured or if there is a chemical reaction to something on the surface or within the pores of the concrete
- Store product in an area where the temperature is between 55°-80°F and not in direct sunlight
- If applying sealer to pavers less than one year old, verify with paver manufacturer that pavers are able to be sealed
- Read Safety Data Sheet (SDS) before using this product

WARNING! Highly flammable liquid (Flash Point < 2° F). Toxic to aquatic life with long lasting effects. Causes serious eye irritation. May cause respiratory irritation. May cause drowsiness or dizziness. May be harmful if swallowed and enters airways. Causes skin irritation. Do not handle until all safety precautions have been read and understood. Keep away from heat, sparks, open flames and hot surfaces. No smoking. Keep container tightly closed. Ground/bond container and receiving equipment. Use explosion-proof electrical/ventilating/lighting/equipment. Use only non sparking tools. Take action to prevent static discharges. Avoid breathing dust/fumes/gas/mist/vapors/spray. Wash face, hands and any exposed skin thoroughly after handling. Use only outdoors in a well ventilated area. Avoid release to the environment. Wear protective gloves/protective clothing/eye protection/face protection. If exposed or concerned, get medical advice/attention. **IF ON SKIN** (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower. If skin irritation occurs, get medical advice or attention. **IF IN EYES:** Rinse cautiously with water for several minutes. Remove contacts if present and easy to do. Continue rinsing. If eye irritation persists, get medical advice/attention. **IF INHALED:** Remove person to fresh air and keep comfortable for breathing. Call a POISON CENTER/doctor if you feel unwell. **IF SWALLOWED:** Immediately call a POISON CONTROL CENTER/doctor. Do NOT induce vomiting. Take off contaminated clothing and wash before reuse. In case of fire, use "alcohol resistant" foam, dry chemical, halon or carbon dioxide to extinguish. Collect spillage.

WARNING! This product can expose you to chemicals including Cumene which is known to the State of California to cause cancer and Methanol which is known to the State of California

to cause birth defects or other reproductive harm. Read Safety Data Sheet (SDS) before using this product which may be obtained from your retailer or by calling 978-453-8881 or by visiting www.umaco.com.

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

USE ONLY WITH ADEQUATE VENTILATION.
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 NIOSH-approved 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.

www.umaco.com

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

Umaco, Inc.
60 Rear Newhall Street
Lowell, MA 01852



Toll Free: 800-442-5535
Phone: 978-453-8881
Fax: 978-453-2416