

SILOXANE 12



SILOXANE 12 is an exterior grade, solvent based, clear, deep penetrating water repellent designed to be applied over untreated concrete pavers, brick, block, concrete, stucco, flagstone, granite, natural stone, limestone and bluestone. Breathable, does not form a film or leave a sheen.

- Breathable, does not form a film or leave a sheen
- Dries clear on most substrates maintaining the natural appearance
- Easily applied by brush, roller or low pressure pump sprayer
- Protects against repeated freeze thaw cycles
- UV light resistant
- Reduces efflorescence
- VOC compliant
- One coat coverage for most applications
- Exterior use only

Water Repellent	May be applied by brush, roller or low pressure pump sprayer
Packaging	1G can (4/case,108/pallet) 5G pail (36/pallet), 55G drum
Coverage per gallon	Concrete = 120-220 ft ² Block/Brick = 80-150 ft ² Split Rib Block = 50-100 ft ²
Application Temperature	Ambient & surface temperature must be 32°F or above and will not fall below that for 48 hours
Mixing	Not to be thinned
Dry Time	12-24 hours at 70°F, 50% RH
Recoat Time	If second coat is required, must be applied wet-on-wet



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

SILOXANE 12 is an exterior-grade, clear, deep-penetrating, solvent-based water repellent designed to be applied over a variety of untreated, properly prepared masonry and concrete surfaces. Siloxane 12 penetrates deeply into the substrate providing long lasting protection. **Do not use Siloxane 12 for interior applications. Read all other limitations and warnings before using this product.**

USES and ADVANTAGES

- Water repellent for masonry and concrete surfaces
- Deeply penetrates the substrate
- Breathable
- Does not form a film
- Easily applied by brush, roller or low pressure pump sprayer
- One coat coverage for most applications
- UV light resistant
- Reduces efflorescence
- Will provide approximately 3-5 years of waterproof protection (please note that results will vary)

Important Note: Siloxane 12 may darken some substrates especially those that are very dense and will not allow the Siloxane 12 to penetrate. It is imperative that a spot test be performed prior to application in order to ensure compatibility between Siloxane 12 and the substrate as well as to confirm that the appearance and performance are acceptable. Also important to note is that all substrates must be clean and completely dry prior to application otherwise discoloration will occur.

SURFACE PREPARATION

Siloxane 12 is designed to be applied over untreated masonry and concrete surfaces. For optimum performance all new masonry, concrete and stucco must age at least 28 days prior to application. Surfaces to be coated must be completely **DRY**, sound and clean. Siloxane 12 will not fill voids or bridge cracks. All deteriorated mortar joints, voids and cracks must be repointed or

patched then allowed to cure. Remove all dirt, dust, spalling or loose concrete, oil, grease, wax, mildew, efflorescence, curing compounds, form release agents, paint or any other foreign material which might effect the bond. **SEE WARNING ON BACK PAGE REGARDING PAINT REMOVAL.** After cleaning/washing, allow the surface to completely dry before applying Siloxane 12. If the surface has been chemically cleaned, it is imperative that the surface be neutralized to avoid any adverse reaction with the Siloxane 12.

APPLICATION

Cover and protect all adjacent surfaces from overspray. Apply with a brush, roller or low pressure pump sprayer. Do not apply by spray in windy conditions. On vertical applications, 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. On horizontal surfaces, saturate while applying evenly but do not allow to pond or puddle. In most cases, single coat coverage provides maximum protection but extremely porous surfaces may require a second coat. Clean brushes and equipment immediately after use with mineral spirits.

COVERAGE

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

Approximate coverage per gallon:

Concrete.....	150-250 ft ²
Brick, Block.....	80-150 ft ²
Split Faced, Ribbed Block.....	50-100 ft ²
Stone.....	200-300 ft ²

LIMITATIONS

- For professional use only
- Do not use Siloxane 12 for interior applications or in any enclosed area where vapors may accumulate and concentrate
- Only apply Siloxane 12 over substrates that are clean and completely dry
- Do not apply if rain, snow or any

other precipitation is expected within 24 hours

- Ambient & surface temperature must be 32°F or above and will not fall below that for 48 hours
- Do not apply over any substrate which is frozen or contains frost
- Do not allow Siloxane 12 to come in contact with shrubbery, vegetation, wood, metals, raw copper, aluminum, vinyl, plastics, mastics, rubber materials, EPDM roofing materials, asphalt shingles, bituminous materials or any other materials that may be damaged or dissolved by solvents
- Clean overspray on glass, metal or vinyl surfaces (before it dries) by wiping with mineral spirits then with glass cleaner
- Before using this product, make sure you obtain, read and fully understand the Safety Data Sheet (SDS)

WARNING!

DANGER! FLAMMABLE. KEEP AWAY FROM HEAT, SPARKS, FLAME AND ALL OTHER SOURCES OF IGNITION. VAPORS MAY CAUSE FIRE. VAPORS MAY TRAVEL LONG DISTANCES TO OTHER AREAS AND ROOMS AWAY FROM WORK SITE.

Do not smoke. Extinguish all flames and pilot lights, and turn off stoves, heaters, electric motors and all other sources of ignition anywhere within the work area during use and until vapors are gone from the work site and all areas away from the work site. Keep away from electrical outlets and switches.

Beware of static electricity that may be generated by synthetic clothing and other sources. Do not use for interior applications or in any enclosed area where vapors may accumulate and concentrate.

DANGER! VAPOR HARMFUL. DO NOT BREATHE VAPORS OR SPRAY MIST. USE ONLY WITH ADEQUATE VENTILATION TO PREVENT BUILDUP OF VAPORS.

Maintain a cross ventilation of moving fresh air across the work area. If odor is noticed or if you experience dizziness, head-

ache, nausea or eye watering -**STOP**-ventilation is inadequate. Leave area immediately. If the work area is not well ventilated, you **MUST** wear an appropriate, properly fitted respirator for organic solvent vapors (NIOSH approved) during and after application as well as provide a properly engineered air control system designed to prevent vapors from exceeding TLV as listed in the Safety Data Sheet. Keep children, pregnant women or other hypersensitive persons away from work site and surrounding areas until all vapors are gone.

Do not use in areas where food is processed or stored unless material has cured completely for at least 28 days at room temperature.

DANGER! HARMFUL OR FATAL IF SWALLOWED. Do not take internally. Contains Petroleum Distillates. Reports have associated repeated and prolonged overexposure to solvents with neurological and other physiological damage. Intentional misuse of this product by deliberately concentrating and inhaling vapors can be harmful or fatal. Avoid contact with skin and eyes. Close container and store upright after each use. Do not reuse this container. If spilled, contain spilled material and remove with inert absorbent. Waste is EPA hazardous for ignitability. Dispose of contaminated absorbent, container and unused contents in accordance with local, state and federal regulations.

FIRST AID: If swallowed, do not induce vomiting. Get medical attention immediately. If eye contact occurs, immediately flush with water for at least 15 minutes. Get medical attention immediately. If skin contact occurs, flush the affected area with warm water and a mild soap. If skin irritation persists, get medical attention immediately. If you experience difficulty

in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

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.



2018

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



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