



**Waterproof
Portland Cement-Based
Brush-Applied
Over Concrete or Masonry
NSF/ANSI Approved**

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SILPRO SEAL COTE™ is a Portland cement-based coating used to waterproof, protect, and decorate new and old concrete and masonry. Brush it on vertical concrete and masonry interior or exterior surfaces, above or below grade. Available in gray or white.

ADVANTAGES

- Penetrates and seals the pores and voids of concrete and masonry walls preventing water penetration.
- Stops water absorption of concrete block including split face block.
- Seals face and joints of old porous brick walls eliminating the need for tuck pointing.
- Stops water leaking from cisterns, concrete tanks, swimming pools, and reservoirs.
- Waterproofs basements, elevator pits, and machinery pits.
- Lasts 2-3 times longer than paint.
- Unlike a paint film, **SEAL COTE™** breathes, allowing passage of moisture vapor which can accumulate and cause paint to blister and peel.
- Fills and levels minor surface imperfections and dries to a natural, durable finish.
- Eliminates costly rubbing.
- Extends the coverage and useful life of masonry paints applied over it.
- Long lasting finish will not shrink, peel, erode.

TEST DATA

Compressive Strength ASTM C-109	28 days 11350 psi
Absorption ASTM C-67	24 hr. soak 0.9%
Saturation coefficient:	.24
NSF / ANSI 61-2016	Pass
NSF / ANSI 372-2016	Pass

SURFACE PREPARATION

All surfaces to be coated must be clean and structurally sound. Chip or grind off efflorescence, protruding cement, and deteriorated concrete. Remove all dirt, mildew, oils, paints, or other bond-inhibiting materials. Mechanically abrade or power wash the surface with 3500 psi water. When power washing the surface the nozzle should be close enough to scour but not cut the surface.

Fill bug holes, form-tie holes, and similar depressions with **EASY PATCH™**. Stop flowing or weeping water with **EASY PLUG™**. True up irregular walls and level out mortar joints by applying **FSB FIBERGLASS SURFACE BONDING CEMENT™**.

APPLY A TEST PATCH

To confirm the suitability of the surface for adhesion of the coating, and that the final appearance and function will be as the owner, architect, and contractor expect, install a 10' X 10' test patch at the maximum designed thickness anticipated on the project and subject it to anticipated service conditions before beginning the entire job.

MIXING

Use 6 1/2 quarts of clean potable water for each 50# bag of **SEAL COTE™**. Adding **C-21 ALL ACRYLIC™**: When coating all surfaces except clean uncoated concrete block, add 1/2 gallon of **C-21 ALL ACRYLIC™** to each 50# bag of **SEAL COTE™** replacing an equal amount of water. Power mixing is preferred. Using a low speed drill (400 – 650 rpm), place 3/4 of the required liquid in a clean container, then add the **SEAL COTE™** powder while mixing. If mixing by hand, add liquid to powder. Mix to the desired consistency, which is a thick slurry, like a milkshake. Allow mix to stand for 5 minutes to permit the dry ingredients to absorb the liquid. Then remix adding enough liquid to restore the desired consistency. Working time is 30 to 45 minutes depending on environmental conditions.

APPLICATION

Dampen surface with water immediately before applying **SEAL COTE™** for ease of application and improved bond. Allow time for water to absorb into surface or evaporate until wall no longer "glistens" and is not wet to the touch.

First Coat: Lay on the **SEAL COTE™** with the side of a heavy Tampico bristled masonry brush and work it into the surface with the bristles. Apply about 2 pounds of mix per square yard (1 kg./sq. m.). If **SEAL COTE™** pulls and does not spread easily, dampen the wall again with a solution of 3:1 water to **C-21 ALL ACRYLIC™**. The coating may then be smoothed out with a plastic bristle brush. For a very fine texture use a paint brush. Let dry overnight.

For Above Grade Applications over a smooth surface, such as poured concrete or a surface that was previously coated with **SEAL COTE™**, or **Silpro California Stucco™**, **Concrete Finish™**, or **FSB Fiberglass Surface Bonding Cement™**, apply one coat of **SEAL COTE™** per above.

For Below Grade Applications: Apply first coat, per above, making sure coating extends from the sill down onto and over the footing. Work from the top down. The next day,

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APPLICATION, (CONT.)

dampen first coat and apply the second coat at about one pound per square yard (500 gr./sq.m.).

Over Rough or Porous Surfaces such as concrete block, honeycombed poured concrete, brick with tooled mortar joints, etc., apply two coats following directions under "below grade applications".

For interior basement walls: Use same surface preparation guidelines as above. If water pressure is present, relieve it by drilling weep holes in the wall at the floor line. Place a length of natural fiber rope in each weep hole (to keep the hole open and help drain the water). Make a cove joint between the floor and wall using **SILPRO EASY PLUG™**.

Apply the first coat of **SEAL COTE™** as above, working from the sill down. Let dry overnight. Dampen first coat and apply the second coat at about one pound per square yard (500 gr./sq.m.). Let dry overnight, then fill the weep holes with **Easy Plug™** and cover immediately with **SEAL COTE™**. To true up irregular surfaces and hide joints and patches, apply a base coat of **FSB FIBERGLASS SURFACE BONDING CEMENT™**. Let dry 24 hours then cover with **SEAL COTE™**. For cisterns, reservoirs, and swimming pools, clean surface to remove loose or unsound material, scum, and all foreign matter by sand-blasting or other methods. Repair cracks with **VO PATCH™** or suitable flexible caulk.

Mix **SEAL COTE™** with **C-21 ALL ACRYLIC™** per instructions above and apply two coats at a minimum of two pounds per square yard (1 kg./sq.m.) each. Let cure for seven days and rinse with clean water before filling.

Clean Up: Immediately clean all tools with water. If **SEAL COTE™** is allowed to dry it must be removed mechanically.

CURING

Applications using **C-21 ALL ACRYLIC™** must not be damp cured except in extreme hot, dry, or windy conditions and then only with a light fog of clean water on the day of application.

Applications without **C-21 ALL ACRYLIC™** must be fogged every 2 to 4 hours on the day applied. Cement plaster or any other cement-based coating may be applied the day following the **SEAL COTE™** application. If the surface is to be painted, allow it to cure for ten days.

CAUTION!

SILPRO offers products that may contain cement, latex, epoxy, and other chemicals. Please review the Safety Data Sheet before the use of this product.

LIMITATIONS

- **SEAL COTE™** should be applied only when the temperature of the air, surface, and material is above 40° F. (4°C.) and will not fall below that for 24 hours after application.
- If **C-21 ALL ACRYLIC™** is used in the mix, apply only when the temperature of the air, surface, and material is above 50°F.(13°C.) and will not fall below that for 24 hours.
- Do not add **HAWK AND TROWEL™** color to **SEAL COTE™** as the finish will not dry uniformly.
- Do not apply to oily, frozen, mildewed or soft powdery surfaces or where hydrostatic pressure (weeping) is present in the substrate.
- Do not apply if wall temperature is over 90° F.
- In storage keep **SEAL COTE™** bag dry and protect **C-21 ALL ACRYLIC™** from freezing.

SHELF LIFE

2 years when stored in unopened container.

PACKAGING

50# Plastic lined bag (22.7 kg.)

COVERAGE

Per 50# bag

Over poured concrete:

First coat: 200-250 sq. ft.(19-23 sq.m.)

Second coat: Approx. 400 sq.ft. (37 sq.m.)

Over brick or block:

First coat: 150-200 sq.ft.(14-19 sq.m.)

Second coat: 200-300 sq. ft. (19-28 sq.m.)

GUARANTEE

Please call **SILPRO, LLC** for copy of guarantee.

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6.2026