



UltraCare™

Low-Sheen Sealer & Finish

DESCRIPTION

UltraCare Low-Sheen Sealer & Finish is a one-step, water-based formula that provides a durable, low-sheen satin finish and maximum stain resistance. This product can also be used as a pre-grouting sealer. *UltraCare* Low-Sheen Sealer & Finish is non-yellowing and resistant to ultraviolet light.

FEATURES AND BENEFITS

- One-step, polymer-fortified sealer and finish
- Maximum protection against most common stains
- Leaves a satin finish on unpolished stones
- For interior use only

WHERE TO USE

- Use on unsealed, textured, flamed, honed and tumbled natural stone, cementitious grout, terra cotta, Saltillo, quarry tiles, terrazzo, concrete, pavers and masonry surfaces. This product is not recommended for use on glazed ceramic, glass or metalized tiles, or other impervious surfaces.

LIMITATIONS

- Ensure that the product does not come in contact with any non-recommended surface.
- Not recommended for use in areas subject to standing or pooling water
- Keep the surface clean and dry.
- Do not dilute.

Consult MAPEI's Technical Services Department for application recommendations regarding surfaces and conditions not listed.

Before

After

INDUSTRY STANDARDS AND APPROVALS

- Meets all EPA and SCAQMD standards for VOCs

SURFACE PREPARATION

- Surface must be dry and free of contaminants, including previously applied surface sealers, waxes, coatings, cleaner residue, dirt, lime and hard-water deposits, rust, and other heavy soil and grime.
- Allow new grout installations to cure for at least 48 hours before application.
- Surface temperatures should be between 50°F and 80°F (10°C and 26°C).
- Ensure that the area is well-ventilated during application and until the surface is dry.

PRODUCT APPLICATION

Before product use, take appropriate safety precautions. Refer to the Safety Data Sheet for details.

Always test first in several inconspicuous areas and wait 12 hours to confirm desired results.

1. Shake container before using.
2. Avoid skin and eye contact by wearing chemical-resistant gloves and safety glasses.
3. Protect baseboards and tape off surfaces not intended to be sealed.
4. Apply 2 to 4 thin, even coats of the product using a sponge, sealer applicator or paint pad. Avoid drag marks, liquid puddles and air bubbles.
5. The surface is ready for the next coat when it is dry to the touch. Avoid walking on the surface until it is dry.

Shelf Life and Application Properties

Shelf life	Up to 1 year when stored in the original sealed container
Appearance	White liquid
Odor	Acrylic odor
Physical state	Liquid
VOCs (Rule #1168 of California's SCAQMD)	95 g per L

Packaging

Size
Bottle: 1 U.S. qt. (946 mL)

Approximate Coverage*

Size	Coverage
1 U.S. qt. (946 mL)	50 to 150 sq. ft. (4.65 to 13.9 m ²)

* Coverage will vary depending on density, porosity, texture, surface absorption, weather conditions, application method and number of coats.

- Highly porous surfaces may require additional coats. Follow label instructions for each coat.
- The surface is ready for foot traffic 5 hours after the final coat is applied. Keep the surface dry for at least 24 hours.

Close the container tightly after each use. Store in the original container only. Store between the temperatures of 35°F to 90°F (2°C to 32°C). Do not allow the product to freeze.

ROUTINE CARE AND MAINTENANCE

Sweep, dust, mop or vacuum often to remove sand grit and debris. Clean floors using *UltraCare* Concentrated Tile & Grout Cleaner. For optimum protection,

re-apply *UltraCare* Low-Sheen Sealer & Finish as necessary. For additional maintenance instructions, see the *UltraCare* maintenance guide in the Reference & Installation Guides subsection, found in the Related Documents section of the Tile & Stone Installation Systems page on MAPEI's Website.

DURATION OF PROTECTION

UltraCare Low-Sheen Sealer & Finish is expected to provide a satin finish and stain protection for up to 5 years. This period will vary depending on hardness and texture of surface, location of area, surface wear, and the frequency and nature of maintenance products used. Weather conditions, harsh cleaning methods, and high-alkaline, acidic or solvent-based cleaners will affect wear.

Refer to the SDS for specific data related to health and safety as well as product handling.

For information on MAPEI's commitment to sustainability and transparency, as well as how MAPEI meets the health and well-being requirements of product certification programs, contact the MAPEI Sustainability Team at 1-800-992-6273.

LEGAL NOTICE

The contents of this Technical Data Sheet ("TDS") may be copied into another project-related document, but the resulting document shall not supplement or replace requirements per the TDS in effect at the time of the MAPEI product installation. For the most up-to-date TDS and warranty information, please visit our website at

www.mapei.com. **ANY ALTERATIONS TO THE WORDING OR REQUIREMENTS CONTAINED IN OR DERIVED FROM THIS TDS SHALL VOID ALL RELATED MAPEI WARRANTIES.**

Before using, the user must determine the suitability of our products for the intended use, and the user alone assumes all risks and liability. **ANY CLAIM SHALL BE DEEMED WAIVED UNLESS MADE IN WRITING TO US WITHIN FIFTEEN (15) DAYS FROM DATE IT WAS, OR REASONABLY SHOULD HAVE BEEN, DISCOVERED.**

We proudly support the following industry organizations:



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For the most current BEST-BACKED™ product data and warranty information, visit www.mapei.com.

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