

# AQUASEAL ME12<sup>®</sup>



Positive Waterproofing\* For Concrete & Masonry



MADE IN U.S.A.

## PRODUCT DESCRIPTION:

ITEM NO. 5200

**AQUASEAL ME12** is a water-based, ready to use, Silane Oligomeric Alkyl Alkoxysiloxane micro emulsion solution. **AQUASEAL ME12** forms a colorless, non-staining, non-yellowing, breathable, deep penetrating water repellent for concrete and masonry. It is designed for use on above grade exterior/interior *VERTICAL* applications. **AQUASEAL ME12** effectively reduces seepage through the sound surface to which it is applied.

**AQUASEAL ME12** can be used on porous substrates to protect against the damaging effects of water, de-icing chemicals, freeze-thaws, acid rain exposure and other atmospheric chemicals without altering or changing the texture or the surface appearance.

### ADVANTAGES:

- Complies with all 50 states VOC requirements.
- Excellent water repellency for up to ten years.
- Breathable and permeable to water vapor.
- Paintable with latex or oil based paints.
- Prevents future deterioration by natural causes.
- Helps stop concrete dusting and stucco spall off.
- Helps control alkali efflorescence and prevents water from leaching through sound surfaces.
- As an additive to latex paint: one (1) pint per gallon of latex paint gives better adhesion, more protection and better washability of paint.
- As a semi-transparent color sealer: one (1) part latex paint mixed with five (5) parts of **AQUASEAL ME12**.
- As a solid color sealer: 1<sup>st</sup> coat: Mix one (1) part of latex paint to five (5) parts of **AQUASEAL ME12**. 2<sup>nd</sup> coat: Mix one (1) part **AQUASEAL ME12** to five (5) parts of latex paint.
- As an underseal, it lengthens the life and color of paint while preventing saponification (blistering and flaking of paint on the surface).
- **AQUASEAL ME 12** is backed by a five and ten year warranty. It is available on an individual job basis and must be approved before application. Contact Monopole's service centers for further information.

### TYPICAL USES:

- Walls & Floors
- Bricks
- Stones
- Stucco
- Concrete & Masonry

### FEATURES:

- Low VOC
- Very Low Odor
- Durable
- Easy Maintenance

Product Qualifications	
Cal Green	Yes
SCAQMD	Yes
CARB	Yes
LEED (New Construction)	Yes
LEED (New Schools / CHPS)	Yes

### TECHNICAL DATA:

Composition ..... Silane/Siloxane  
 Active Solids by Weight (ASTM D2369) ..... 12% ±2  
 VOC Level ..... < 50 g/L  
 Penetration ..... 3/8 inch minimum

### TEST RESULTS

Reduction in Water Leakage (ASTM E514) [Wind Driven Rain]  
 Brick: ..... 100%  
 Split Face Block: ..... > 92%  
 Moisture Vapor Transmission  
 Breathability (ASTM D1653): ..... 100%  
 Permeability (ASTM E96): ..... 11.9 perms  
 Accelerated Weathering 2500 Hrs (ASTM G154): ...No loss of water repellency  
 Scaling Resistance (ASTM C672) 100 cycles: .....No Scaling  
 Water Absorption  
 ASTM C140 (Max. 24 Hrs): ..... < 0.7%  
 ASTM C642 (Max. 48 Hrs): ..... 1%  
 Reduction in Water Permeance (ASTM C67): ..... 97.6%  
 Reduction in Water Permeance (SS-W-110-C): ..... 97%  
 NCHRP 244 Series II (AASHTO T259 & AASHTO T260)  
 Reduction in Water Absorption (Minimum Required 75%): ...Obtained > 84%  
 Reduction in Chloride Ion (Minimum Required 75%): .....Obtained > 86%

\*Complies with the weather resistance and water repellancy guidelines set forth in chapters 1 & 14 of the International Building Code

Efflorescence Resistance (NBS 883) ..... Rated Highest  
 Surface Appearance ..... No Change  
 Warranty ..... Ten Years

### OUTDOOR EXPOSURE TESTS:

UV Resistance ..... Excellent  
 Oxidation Resistance ..... Excellent  
 Pollution Resistance ..... Excellent  
 Dust Resistance ..... Excellent  
 Polymerized Content ..... Excellent  
 Water Resistant ..... Excellent

### PREPARATION:

1. The cause of the water infiltration must be determined. The substrate should be inspected to identify repairs or improvements which are necessary prior to application.  
**Excess Moisture:** The source of moisture intrusion (ex. condensation, settling, cracks, plumbing leaks, hydrostatic pressure, settling cracks, earthquake movements, etc.) into the building must be corrected prior to the application of **AQUASEAL ME12**.
2. **AQUASEAL ME12** should not be used as a substitute for additional details which may be required by Model or applicable Building Codes or Industry Recommendations such as the use of flashing, screeds, weep holes, weep tubes, vents, or additional back-up moisture control systems. Relative to Masonry, it should be considered a water repellent only.
3. Caulk and fill cracks, holes, voids, etc. larger than hairlines (1/16").



THERMAL AND MOISTURE PROTECTION WATER REPELLENTS 07190

MONOPOLE INC. Updated May 2017



Manufacturer of U.S. SPECIALTY COATINGS

4661 Alger Street • Los Angeles, CA 90039

Tel: 818-500-8585 • Fax: 818-502-0818

www.monopoleinc.com • Email: info@monopoleinc.com

4. Treat or clean alkali, lime or efflorescence on the surface with a proper neutralizing agent. Then allow 24 to 48 hours for the surface to dry before application.
5. All preparation, painting, and caulking of joints or cracks should be allowed to cure prior to application.
6. Cure new concrete 28 days before application.
7. Do not apply **AQUASEAL ME12** to a wet surface. All surfaces must be dry for a minimum of 24 hours following rain. Moisture level should not exceed 15%.
8. In hot, dry weather it is recommended that the surface be slightly damp before application to improve material penetration.

**LIMITATIONS:**

**AQUASEAL ME12** does not form a water-proofing membrane and does not seal inaccessible or below grade areas. It will not bridge cracks or pores larger than 1/16" nor compensate for flawed construction. Exposed walls must be capped and the backside of the free standing or retaining walls must be sealed, flashings must be in place and weep holes and drains installed and functioning (where applicable).

**APPLICATION:**

- **AQUASEAL ME12** must be applied in a small area prior to doing the complete job to insure proper results and to determine the proper coverage and application procedures.
- Apply with a brush, roller or, for best results, use spray equipment such as a compressor driven airless, pump or Hudson type sprayer. Use low pressure (not to exceed 25 PSI), allowing excess material to run down 10 to 12 inches (back roll all rundowns) assuring enough product has penetrated the surface. TIP SIZE: .035 orifice.
- **AQUASEAL ME12** should be applied in a uniform manner that saturates the entire surface by using horizontal and vertical passes, working areas from top to bottom.
- **AVOID PUDDLING.** Broom out any puddles that form.
- **AQUASEAL ME12** should be used in a one coat application unless the surface is very porous. For porous surfaces apply the 2nd coat "wet-on-wet" not exceeding 15 minutes between coats.

Masonry and Mortar Joints: Because of their absorbent nature and design, pay extra attention to sealing masonry mortar joints (ex. recessed joints).

**AQUASEAL ME12** should be applied in a uniform manner. The 1st coat consists of a light fog spray that wets the entire surface and breaks the surface tension. The fog coat must be followed immediately with the flood coat to achieve maximum penetration. Allow the material to run down 8 to 12 inches. Back rolling it into the substrate isn't required, but will maximize the seal.

**AQUASEAL ME12** is to be used in a one coat application. If the surface is porous and an additional treatment is needed, a second coat should be applied after "wet on wet" within 15 minutes. Do not apply more material than can be absorbed into the surface. Excess material remaining may result in a glossy appearance that can alter the adhesion of subsequent applications of paints or other coatings.

**STORAGE & SHELF LIFE:**

Store in temperatures between 40°F. to 85°F. Protect from freezing, moisture and direct sunlight. **AQUASEAL ME12** has a one year shelf life in well protected storage.

**COVERAGE RATE**

Coverage rate may vary considerably due to the porosity of the surface. Always test and approve with the project architect and/or building owner prior to doing the complete job.

<b>SUBSTRATE</b>	<b>COVERAGE</b>
Mammoth Block	60-80
Split Face Block	50-70
Standard Block (ASTM C90-75 Grade N)	60-80
Old Brick	80-100
New Brick	110-140
Mexican Tiles	40-60
Porous Concrete	60-80
Aggregates	110-150

\*Concrete blocks and other rough and porous substrates (Vertical) require 2 coats of **AQUASEAL ME12**. If the surface still absorbs moisture after the first coat, apply a second coat at the coverage rate of 100-140 sq/ft per gallon.

**CAUTIONS:**

- **AQUASEAL ME12** is not recommended for below grade waterproofing or where hydrostatic pressure is present.
- **AQUASEAL ME12** will not prevent water penetration or help control alkali efflorescence through unsound or cracked substrates.
- Do not apply in windy conditions or at temperatures below 40°F or above 90°F.
- Do not apply if rain is anticipated within 24 hours. Allow the surface to dry at least 24 hours after rains or until the surface moisture level is below 15%.
- Do not use **AQUASEAL ME12** as a clear sealer over wood products, in particular redwood, pine or cedar. It will create a reaction with the acidic resin and turn the surface darker. For best results, substitute **AQUASEAL 2** Water Base formula for all wood products.
- Protect shrubbery, plants, grass, glass, metal and other glazed surfaces during application. Clean drips, runs and overspray residue while still wet, using detergent and water. Dried material may require a solution of vinegar and water or a legally compliant solvent for removal.

**WARRANTY INFORMATION:**

MONOPOLE believes that the information in this publication is an accurate description of the typical characteristics and/or uses of the product or products. It is your responsibility to thoroughly test the product in your specific application to determine its safety and performance capabilities. Since use of this product is beyond our control, MONOPOLE, INC. cannot assume any risk or liability for results obtained when not used according to our specifications and directions. Unless MONOPOLE provides a specifically written statement of fitness for a particular use, MONOPOLE'S sole warranty is that the product will meet its current sales specifications. MONOPOLE disclaims any other expressed or implied warranties, including the warranty of merchantability and fitness for use. Your exclusive remedy and MONOPOLE'S sole liability for breach of warranty is limited to a refund of the purchase price or replacement of any product proven to be defective. In no event shall the seller be liable for any loss of profits or other consequential damages, including labor charges.