

Mohawk Group Everseal

Concrete Sealer & Primer

The Mohawk Group - Lees, Karastan Contract, Bigelow Commercial, and Durkan

Description: **Everseal** is a penetrating as well as a film-forming modified acrylic compound to be used to protect concrete substrates with in-situ Relative Humidity readings up to 90% per ASTM F2170, and alkalinity up to a pH of 11.0. It may also be used to treat dusty or porous substrates for a better bonding surface. **Everseal** is nonflammable and dries to a clear film that is alkali, plasticizer, and water-resistant. To clean up while wet, use soapy water; when dry, use of a solvent may be required. Containers must be kept tightly closed. Protect from freezing.

This product is not photochemically reactive as defined by California Rules 102 and 443. VOC emission levels are well below those established by the California SCAQMD Rule 1168.

IMPORTANT: It is imperative that the label instructions are followed precisely for each particular type of use. PLEASE READ CAREFULLY

Everseal to seal against moisture: As a concrete floor sealer apply **Everseal** to completely clean, on or above grade porous concrete substrates. In-situ Relative Humidity must be determined per ASTM F2170. **Everseal** *must not* be used on floors where the in-situ Relative Humidity readings are greater than 90%. If both tests are run, the in-situ relative humidity test will be the qualifying standard. When sealing for moisture the substrate must be completely clean and free of any adhesives, cure and seal products, or surface treatment *additives applied by the general contractor*, paint, oils and greases, or any other material. Excessively hard concrete surfaces may need to be abraded to achieve porosity. **Everseal** is a topical as well as a penetrating product that must absorb into and bond to the concrete to perform against moisture.

NOTE: Relative Humidity testing (ASTM F2170) is the preferred method of moisture testing due to the proven reliability of the test. Calcium Chloride testing (ASTM F1869) is acceptable but should a moisture related failure occur, Relative Humidity test results will be the deciding factor.

Sub-floor must also be tested for pH with results not to exceed 11.0. Note that while the calcium chloride test results may indicate acceptable moisture ranges, it does not indicate whether hydrostatic pressure is a factor. **Everseal** is not guaranteed against hydrostatic pressure. The jobsite must be air conditioned with HVAC in operation. The floor and room temperature, as well as the **Everseal** should be between 65° and 95° F and the humidity should be between 10% and 65% for 48 hours prior to, during and after the testing and installation.

To help ensure proper adhesive bond for installations where a potential moisture problem may exist, apply **Everseal** on porous concrete with a 3/8" nap roller as an even coat over the entire surface of the floor. Make certain to keep the application roller wet with material. Only one coat is required, at an application rate of 35 – 40 square yards per gallon. Allow **Everseal** to dry for a minimum 4 hours, to the appearance of a clear film. To clean up while wet, use soapy water. Dry residues may require the use of a solvent remover. Again, the floor must be completely free of dust and dirt, paint, oil, curing or release agents, sealers or adhesives, or anything that would prevent proper bonding directly to the concrete and formation of a continuous film. **Everseal** *cannot* be used if chemical or solvent cleaners or adhesive removers have been used. **Everseal** *cannot* serve as a moisture barrier if applied over old adhesive residue. If present, the material must be removed by sanding or bead blasting before using **Everseal**. The sub-floor must also be tested for porosity by pouring approximately 1/2 cup of water on the surface and observing if it is absorbed. If the water is not absorbed within 15 minutes do not

proceed with the installation. A bond test must be performed before application of **Everseal**. A small area of at least two to three feet² must be coated with **Everseal** and allowed to dry a minimum of four hours. If **Everseal** can be peeled or scraped off easily, **DO NOT PROCEED**. If the bond test is successful, installation may begin.

STOP: Due to the many additives being used in or on concrete slabs it is **critical** that the bond test be performed. Some treatments will repel any sealer or adhesive. **If usage instructions are not completely followed, DO NOT USE THIS PRODUCT.**

Everseal for surface preparation:

Everseal may be used to improve over-porous or dry sub-floors before Installations, providing a smooth surface that will improve adhesive application.

Alkaline salts or high pH levels are brought to the surface with moisture as it emits from concrete. pH testing must be performed. In the case of green slabs moisture could have been high during the curing or drying out stage leaving alkaline deposits on the surface while the moisture level would test to be normal. **Everseal** is effective up to a pH of 11.0. On these installations **Everseal** can be used in a one-coat application to help prevent damage to adhesives and backing systems. This application must be allowed to dry for 4 hours.

A bond test must be performed by attempting to scrape off the **Everseal** as described above. If it can be scraped off, the sub-floor was not properly cleaned of old adhesive. Patching or leveling of sub-floor must follow all manufacturers' application and curing instructions prior to applying **Everseal**. Patch must be a good quality cementitious material, NOT GYPSUM BASED.

Conditions excluded and not warranted:

- Installations that were not properly tested and treated as instructed.
- Use over unapproved sealers or curing additives.
- Improper application or use of sealer or adhesive or the use of unapproved adhesives
- Hydrostatic pressure in substrates or any test readings greater than 90% in-situ Relative Humidity per ASTM F2170.
- Lack of Moisture test records.
- Where existing sealers or adhesives were chemically removed
- Failures due to outside sources of water, such as outside grade is above substrate, sprinklers are soaking ground at the building foundation, overflow drains not directed away from the foundation, flooding or other natural disasters or weather conditions
- Installations taken up or replaced prior to inspection by authorized personnel.
- Improper cleaning methods
- Failure of leveling or patch compounds of any kind
- Damage caused by expansion joints or other structural areas.

06/01/2009