

# WATERTITE LX™ MOLD & MILDEW PROOF\* Waterproofing Paint for Interior/Exterior Concrete & Masonry



## Description

WATERTITE-LX™ is a multi-purpose, latex-based concrete and masonry waterproofing paint and finish. It forms an impermeable barrier to water on interior or exterior, vertical or horizontal, concrete block, cast-in-place concrete and cementitious stucco. When applied to basement or cellar walls it stops moisture from entering and when applied to canals or holding basins it stops water from exiting into the substrate. It is an excellent block-filler for use in car washes and garages.

A single coat can be applied as a primer or finish to fill porosity and microcracks common to stucco, cast-concrete and block. A two-coat application provides waterproofing protection against wind driven rain and resists 10 lbs. of hydrostatic pressure, sufficient to protect surfaces 20 feet below the surface (Tested by independent lab per ASTM D-7088.)

WATERTITE-LX produces a very smooth, ultra low odor, bright white flat finish that can be tinted to off-white or deep pastel colors using 1.5 to 2.0 Fl. Oz. of universal colorant per gallon. Dry time depends upon the depth of the color used. Set to touch 2 hours, 2 to 3 hours before topcoat or recoat.

## Suitable Substrates:

Concrete block, cast-in-place concrete, stucco, tilt-up, exposed aggregate, slump block

## Suitable Uses:

Basement & cellar walls, fountains, reflecting pools, planters, canals, retaining walls, privacy fences and more

## Features:

- Latex-based, very smooth, bright white, ultra low odor
- Paintable with latex, oils or epoxies
- Easy clean up with soap and water, quick dry time 2 hours
- Economical, on first coat covers up to 125 sq. ft. per gallon
- Stops 10 lbs. of hydrostatic pressure
- New concrete or stucco can be painted in 7 days

## TECHNICAL DATA

- Vehicle Water Base
- Binder Acrylic
- Weight Solids 62%
- Volume Solids 38%
- VOC Less than 195 g/L
- Specific gravity 1.42
- Flashpoint (Seta flash) >200 ° F
- Viscosity 110-115 KU
- Shelf life 60 months
- Freeze Thaw Stable Yes

## Surface Preparation

WATERTITE-LX can be applied to concrete surfaces that are clean (free of dirt, waxes and oils) and sound. New concrete must be cured for at least 7 days prior to coating. Test cast concrete for the presence of form release agents by sprinkling with water. If the surface turns dark with the water, WATERTITE-LX can be applied. If not, the surface must be chemically cleaned or mechanically abraded to remove release agents.

**Surface Preparation & Cleaning:** Clean the surface to remove dirt, efflorescence, mold or any foreign matter that could interfere with adhesion of the coating. Clean porous surfaces like uncoated concrete block by sweeping or blowing down with oil-free, compressed air. Clean dense substrates like cast-in-place concrete by washing. Allow pressure washed surfaces to dry three days prior to coating. Remove exterior mildew with **JOMAX® House Cleaner & Mildew Killer** or equivalent. Remove efflorescence with **WATERTITE ETCH** or equivalent. Rinse the surface thoroughly after chemical cleaning. Un-rinsed acid salts may cause premature coating failure. Surface can be damp but not glistening with water at time of application.

**Soundness of Surface:** Surface of concrete and mortar joints must be hard and firm - not loose or sandy. The surface is un-sound if it can be scraped or gouged with a flat screw driver using moderate force. Unsound mortar or deteriorated concrete should be removed and repaired prior to coating. Cracks and joints must be sealed with **WATERTITE HYDRAULIC CEMENT** (15 minute dry time) and/or **WATERTITE POLYURETHANE SEALANT** (72 hour cure) or equivalent products. When waterproofing exterior, above-grade walls, parapet walls must be capped and the backside sealed with a flexible waterproofing membrane -not **WATERTITE-LX**.

**Topcoating:** **WATERTITE-LX** can be topcoated with any quality paint, however, this will nullify the mildew protection portion of our warranty. To maintain the warranty use **PERMA-WHITE® Mold & Mildew Proof\*™ Interior Paint**. We do not recommend applying **WATERTITE-LX** over existing paints as the waterproofing performance will be dependent on the integrity and moisture resistance of the previous paint.

**COVERAGE**

The spread-rate of **WATERTITE-LX** depends on:

- 1) The job objective:
  - Hydrostatic waterproofing
  - Resistance to wind-driven rain
- 2) The substrate:
  - Type – block, cast-in-place, stucco
  - Porosity and texture

The application rates provided below are for estimating purposes only. A mock-up test area is recommended on commercial jobs to establish actual spread rate required to produce the continuous, pin-hole free film to qualify for the 10-year waterproofing warranty. A minimum of two coats are required to stop hydrostatic water pressure.

<i>Coverage estimates. All job conditions cannot be anticipated. A test application is always recommended.</i>	<i>Sq. ft. per gallon per coat</i>			<b>APPLICATION PARAMETERS</b>	
	Primer / Finish	Hydrostatic Waterproofing		Surface Temperature	>50° F < 90° F
		1 or 2 coats	1 <sup>st</sup> Coat	2 <sup>nd</sup> Coat	Relative Humidity
Concrete - Smooth	250	125	150	Protect from rain	8 hours
Concrete - Rough	200	100	125	Protect from dew	2 hours
Concrete Block - Smooth	200	100	125	Dry time to recoat	2 hours or dry to touch
Concrete Block - Rough/Split	200	100	125	Cure time prior to immersion	7 days
Previously painted (see warranty limitation)	250	200	200	Dry and cure times based on 70°F & 50% RH. Lower temperatures and higher humidity will lengthen the time requirements.	

## Recommended Application

Apply two coats of **WATERTITE-LX** to produce a continuous pinhole free film. **WATERTITE-LX** is a high-solids, high-viscosity coating that should be applied without thinning using a brush or roller (3/4" nap). **WATERTITE-LX** can be sprayed applied with an airless or conventional sprayer.

For protection against hydrostatic pressure, if the first coat is rolled, it must be back brushed. It is more important to work the first coat into the surface than to make the first coat totally hide the substrate. On very porous or rough surfaces a third coat may be required if pinholes are evident.

**WATERTITE-LX** can be recoated in 2 hours or after the previous coat is completely dry. Surface temperature during and for four hours after application must be > 50°F and < 90°F and the Relative Humidity < 85%. Protect from rain for 8 hours after application.

**Limitations:** **WATERTITE-LX** is not an elastomeric and will not expand and contract with movement in the substrate and will not provide protection against moisture penetration through cracks in mortar, expansion joints or junctures between dissimilar materials. **WATERTITE-LX** will not penetrate and fill inaccessible surfaces – unopened bug-holes, raked mortar joints, etc.

**WATERTITE-LX** may be used as a primer under flooring materials- carpet, tile, wood, etc. – but the waterproofing guarantee does not apply. Do not use on glazed or non-porous surfaces.

**Clean-Up:** Clean hands and tools with soapy water. Drips and runs should be removed immediately. Once dry, drips and runs can be removed by sanding or stripping.

## 10 YEAR WATERPROOFING WARRANTY –

**WATERTITE-LX** will stop water for 10 years from passing through the coating when applied according to label directions. Warranty does not apply to applications over pre-existing coatings. In addition, **WATERTITE-LX** is guaranteed for 5 years from the time of application to provide protection of the dried paint film from mold and mildew when two coats are applied according to label directions. See packaging for further details.

## WARRANTY

Limited Warranty - This product will perform as claimed if applied according to our directions. The directions apply to most applications, but may not cover special conditions, applications, techniques and/or surfaces. If you have a question, check with your dealer or contact Rust-Oleum Corporation. Warranty is limited to replacement or refunded value of product actually used if such product proves defective within two years of manufacture.

## FIRST AID / SAFETY INSTRUCTIONS:

### KEEP OUT OF REACH OF CHILDREN

EYES: Rinse thoroughly for 15 minutes. Get immediate medical attention. INGESTION: Call a physician immediately. ONLY induce vomiting at the instruction of a physician.

### PACKAGING DATA

Code	Package	Wtg.	UPC
05020	5 - gallon	65 lbs.	0 47719 05020 9
05023	3 - gallon	39 lbs.	0 47719 05023 0
05021	1 - gallon	13 lbs.	0 47719 05021 6

## Keep out of reach of children

Read and carefully follow all information on this Technical Data Bulletin, on the product label and the material safety data sheet for this product. To the best of our knowledge, the data contained herein are true and accurate at the date of issuance and are subject to change without prior notice. User must contact Rust-Oleum to verify correctness before specifying or ordering. No guarantee of accuracy is given or implied. We guarantee our products to conform to Rust-Oleum's quality control and assume no responsibility for coverage, performance or injuries from use. Visit [Zinsser.com](http://Zinsser.com) for our most up-to-date technical data bulletins.

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