

**Guardian Seal Chalk & Tile Sealer Primer  
Technical Data Sheet  
Version 1.0**

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## 1. Product Description

Guardian Seal Chalk & Tile Sealer Primer is a **water-based acrylic primer** designed for use on **chalky and porous roof substrates**, including concrete roof tiles and similar masonry surfaces. The formulation penetrates and seals porous surfaces while stabilising chalking substrates, providing an ideal base for subsequent roof coating systems.

The product improves **adhesion of topcoats** and helps ensure **uniform film build and long-term coating durability**.

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## 2. Recommended Use

- Concrete roof tiles
  - Chalky or porous roof surfaces
  - Roof restoration and recoating systems
  - Priming prepared masonry roof substrates prior to topcoat application
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## 3. Key Features and Benefits

- Seals porous and chalky roof surfaces
  - Improves adhesion of roof coating systems
  - Acrylic dispersion technology
  - Water-based formulation
  - Suitable for exterior roof substrates
  - Helps improve durability and coating performance
  - Compatible with acrylic roof coatings
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## 4. Safety and Handling

Read all container labels before use and follow **standard safety procedures**.

Refer to the **Safety Data Sheet (SDS)** for detailed instructions regarding:

- Personal protective equipment
- Ventilation requirements
- Spill response procedures
- Safe handling and disposal

Avoid contact with **eyes and skin** and prevent release into the **environment**.

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## 5. Product Information

**Resin Type:** Acrylic polymer dispersion  
**Solvent:** Water  
**Appearance:** Coloured acrylic dispersion  
**Odor:** Mild acrylic / polymer odor  
**pH:** 8 – 10  
**Relative Density:** 1.30 – 1.50  
**Viscosity:** 1500 – 2000 cSt  
**Flash Point:** >100 °C (water based)  
**Boiling Point:** ~100 °C  
**Solubility:** Miscible when wet, insoluble when dry  
**VOC Content:** <60 g/L

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## 6. Surface Preparation

All surfaces must be **clean, sound, and free from contaminants** prior to application.

Recommended preparation includes:

- Remove **loose, flaking coatings and contaminants**
  - Remove **dirt, dust, oil, grease, and biological growth**
  - **Pressure wash roof surfaces** where appropriate
  - Allow surfaces to **dry prior to primer application**
  - Repair **damaged substrates** before coating
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## 7. Application Details

Guardian Seal Chalk & Tile Sealer Primer may be applied by:

- **Airless spray**

Apply evenly to **prepared surfaces** to achieve uniform coverage and penetration.

Avoid **over-application or ponding** of product.

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## 8. Application Conditions

- Apply only to **clean, dry surfaces**
  - Do not apply to **frozen or excessively hot surfaces**
  - Avoid application during **rain or when rain is expected**
  - Protect surrounding areas from **overspray**
  - Ensure **adequate ventilation** when spraying
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## 9. Drying and Recoating

Drying time will vary depending on **temperature, humidity, and substrate porosity**.

### Typical drying behaviour

**Touch Dry:** Approximately **1–2 hours (at 20 °C)**

**Recoating:** After sufficient drying of the primer film

Environmental conditions may **significantly affect drying performance**.

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## 10. Performance Summary

### Advantages

- **Stabilises chalking surfaces**
- **Promotes adhesion of roof coatings**
- **Improves coating durability and coverage**
- **Suitable for porous roof substrates**

### Limitations

- **For exterior use only**
- Do not apply to **wet or contaminated surfaces**
- Product performance depends on **proper surface preparation**

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## 11. Storage and Shelf Life

Store sealed in the **original container** in a **cool, dry, well-ventilated area**.

### Storage conditions

- **Temperature range:** 5 °C – 35 °C
- **Protect from freezing**
- Keep containers **tightly closed when not in use**

**Shelf life:** 24 months when stored correctly

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## 12. Environmental Information

- **Harmful to aquatic life with long lasting effects**
  - Prevent release into **drains or waterways**
  - Dispose of product and containers in accordance with **local regulations**
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## 13. Disclaimer

The information provided in this **Technical Data Sheet** is based on current technical knowledge and experience. It is offered as guidance only and does not constitute a guarantee of product performance in all situations. Users must verify suitability for their **specific application conditions**.