



**PERMA-GUARD™
MOLD & MILDEW-PROOF™ INTERIOR SEALER**

DESCRIPTION AND USES

Perma-Guard™ Mold & Mildew-Proof™ Interior Sealer is a high performance acrylic interior sealer formulated to protect interior surfaces while preventing mold & mildew growth on the paint film. Perma-Guard is designed to produce a tough, durable, washable finish that withstands moisture and resists dirt pick up. It protects and restores the soundness of new, aged or water damaged material against mold and moisture.

It is suitable for application to interior walls, wall cavities, trusses, frame and interior side OSB lumber, unfinished cement block basements and related surfaces. It is recommended for interior use on new or previously painted gypsum drywall, cured plaster, cement, poured concrete and stucco, concrete block, ceramic tile, wood and metal. Seals porous and semi-porous construction surfaces and provides a moisture resistant finish. Perma-Guard can be used for residential, institutional or commercial use in schools, hospitals, hotels, nursing homes, restaurants and athletic facilities.

DAMP SURFACES

Perma-Guard may be applied over damp surfaces but is not designed to stop active water leaks. Use Water-Tite® Mold & Mildew-Proof™ Waterproofing Paint for masonry prone to water intrusion. Perma-Guard may be used over any quality waterproofing paint to prevent mold and mildew growth on the paint film.

PERFORMANCE CHARACTERISTICS

- Antimicrobial – Inhibits the growth of odor causing microbes on the paint film
- Self-priming – Applies white and dries clear
- Excellent adhesion – Bonds to glossy and hard-to-paint surfaces
- Durable – Non-corrosive and moisture resistant finish
- Low odor, fast drying – Recoat in 2 hours
- Soap and water clean-up

PRODUCTS

SKU	Description
02680	5-Gallon
02681	1-Gallon

PRODUCT APPLICATION

SURFACE PREPARATION

Surfaces should be clean, dry, sound and free of dust, dirt, grease, wax, wallcovering adhesive, soap film, loose paint or any contamination that may interfere with adhesion. Remove all existing mold and mildew before painting. If you are concerned about mold and mildew behind walls, underneath flooring, in ventilation systems or other unseen areas, contact a professional who specializes in mold and mildew remediation. For commercial buildings and schools, follow appropriate guidelines for mold removal. To effectively kill mold and mildew and clean surfaces, use Perma-Wash Disinfectant and Fungicide Interior Concentrate or a suitable biocidal wash.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-Approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

STAINS

Seal all stains and wood knots with Bulls-Eye® Shellac before coating. When sealing over stained areas, attempt to remove as much of the stain as possible by washing, sanding, scraping, etc.

APPLICATION

Two coats are required for proper performance and mold & mildew-proof resistance. Apply only when air, material, and surface temperatures are between 50-90°F (10-32°C) and the relative humidity is below 80%. Shake or mix thoroughly before using. May be applied to a damp surface.

Apply with a synthetic (nylon, polyester or blend) bristle brush, roller, or airless sprayer. Follow manufacturer's instructions when using spray equipment. For airless spraying use a 0.015" tip at 900-1500 psi. Wear NIOSH approved respirator and provide adequate ventilation.



TECHNICAL DATA

PERMA-GUARD™ MOLD & MILDEW-PROOF™ INTERIOR SEALER

PRODUCT APPLICATION (cont.)

LIMITATIONS

Perma-Guard Mold & Mildew-Proof Interior Sealer is not intended for application to floors, HVAC ductwork, or any surface subject to immersion or prolonged contact with water including shower enclosures, saunas or steam rooms. Not designed as a water-proofer.

DRY TIME

Dries to the touch in 30 minutes and can be recoated 2 hours after applying the first coat. Scrape resistance over glossy surfaces develops in 5 to 7 days. Do not scrub the new coating for seven days.

CLEAN-UP

Clean up spills and paint drips with detergent and warm water. Wash application tools in detergent and warm water immediately use. If product has dried on application tools, soak overnight in a solution of equal parts household ammonia and water. Follow equipment manufacturer's directions to clean spray equipment. Dispose of unused or unwanted product in accordance with local laws regulating water-based coatings.

STORAGE

Keep lid tightly closed during storage. Protect from freezing. If contents freeze, thaw to room temperature before using.

**TECHNICAL DATA****PERMA-GUARD™ MOLD & MILDEW-PROOF™ INTERIOR SEALER****PHYSICAL PROPERTIES**

Physical Properties		PERMA-GUARD MOLD & MILDEW-PROOF INTERIOR SEALER
Resin Type		Styrene Acrylic and Water-based Acrylic
Pigment Type		Clay Slurry, Zinc Oxide
Solvents		Water, Glycol Ethers
Weight	Per Gallon	9.3 lbs.
	Per Liter	1.11 kg
Solids	By Weight	39.0%
	By Volume	30.0%
Volatile Organic Compounds		<100 g/l (0.83 lbs./gal.)
Recommended Dry Film Thickness (DFT) per Coat		1.5-2.0 mils (37.5-50μ)
Wet Film to Achieve DFT (Unthinned material)		5.0-6.5 mils (125-162.5μ)
Theoretical Coverage at 1 mil DFT (25μ)		481 sq.ft./gal. (11.8 m ² /l)
Practical Coverage at Recommended DFT (assume 15% material loss)		Approximately 300-400 sq.ft./gal. (7.4-9.8 m ² /l) depending on application method and surface porosity
Dry Times at 70°F (21°C) and 50% Relative Humidity	Touch	30 minutes
	Recoat	2 hours
	Full Cure	7-10 days
Shelf Life		5 years
Flash Point		>200°F (93°C)
Storage		40-80°F (4-26°C)
Safety Information		For additional information, see MSDS

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