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DECEMBER 2025
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SEALMASTIC™ Emulsion

Dampproofing

DESCRIPTION

SEALMASTIC TYPE I (spray-grade) is an asphalt-based, non-fibered, clay emulsion. Under normal use, it resists flow or sag. Its greater resistance to water is ideal where spray application is desired.

SEALMASTIC TYPE II (brush-on/spray-grade) is an asphalt-based, clay emulsion with fibers specifically formulated to offer a tight film that combines both excellent strength and resistance to water.

SEALMASTIC TYPE III (trowel-on grade) is a trowel-applied mineral colloid, asphalt emulsion, fibrated with selected fibers and produced in an ideal, light trowel application consistency. SEALMASTIC TYPE III offers high weather, water, corrosion, and abrasion resistance. It can be used as an adhesive on foam board installations.

USES

SEALMASTIC emulsion-type dampproofing coatings are ideal for reducing dampness and moisture infiltration through foundation walls, parapets, firewalls, tanks, culverts, cisterns, and bridge abutments. They are also applicable for below-grade masonry wall dampproofing. The SEALMASTIC product line also helps to minimize internal structural damage from mildew and mold and is compatible with ICF foam forms.

FEATURES/BENEFITS

- Adheres to damp or “green” concrete surfaces.
- Ready to use - no heating or thinning required; dries rapidly.
- Fast and economical way to protect concrete and masonry foundation walls from moisture penetration
- Easy to apply - available in spray, brush or trowel grades; meets a broad application range.
- Three application grades available for maximum versatility.
- VOC compliant.

PACKAGING

5 Gallon (18.9 Liter) Pails
55 Gallon (208.2 Liter) Drums

COVERAGE

SEALMASTIC TYPE I: Approximately 70 - 100 ft.^{2}/gal. (1.7 - 2.5 m^2/L) per coat.

SEALMASTIC TYPE II/SEALMASTIC TYPE III:
Exterior below-grade dense surfaces, exterior below-grade porous surface: Approximately 40 - 50 ft.^{2}/gal. (1 - 1.2 m^2/L) (30 mils wet).

Coverage may vary due to porosity and condition of concrete.

SHELF LIFE

When stored indoors in original, unopened containers at temperatures between 40° - 90° F, optimum performance and best use is obtained within one year of date of manufacture.

SPECIFICATIONS/STANDARDS

SEALMASTIC TYPE I	ASTM D1187, Type I
	ASTM D1227, Type III, Class 1
SEALMASTIC TYPE II	ASTM D1187, Type I
	ASTM D1227, Type II, Class 1
SEALMASTIC TYPE III	ASTM D1187, Type I
	ASTM D1227, Type II, Class 1

All products comply with current federal, state, and local maximum allowable VOC requirements, including U.S. EPA, SCAQMD, and OTC.

TECHNICAL DATA

VOC Content: 0 g/L

APPLICATION

Surface Preparation ... All surfaces to be coated must be thoroughly cleaned of all scale, loose mortar, dust, rust, dirt, oil, grease, and other foreign matter. Use a wire brush, sandblast, or other method in keeping with good construction practices. Before product application, fill voids, cracks, and holes in concrete with cement mortar and allow to dry. If conformance to an ASTM D41 primer is required, use SEALMASTIC SPRAY-MASTIC™ from W. R. MEADOWS. Allow prime-coat to dry tacky to touch prior to application of SEALMASTIC emulsion product. Apply only when temperatures are expected to be 50° F (10° C) or higher, and if no rain is forecasted for the next 24 hours.

CONTINUED ON REVERSE SIDE ...

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Parge-Coat System ... Before application of SEALMASTIC, a parge-coat of cement mortar should be applied to the block wall. This coat should cover the bottom of the footings to grade level, forming a cove at the junction of the wall and footing. Once the parge-coat cures, apply one trowel-coat of SEALMASTIC TYPE III or two spray- or brush-coats of SEALMASTIC TYPE II as described above.

Mixing ... SEALMASTIC TYPE I and SEALMASTIC TYPE II should be thoroughly stirred in their respective containers prior to application. SEALMASTIC TYPE III can be applied directly from the container.

Application ... SEALMASTIC TYPE I and SEALMASTIC TYPE II can be applied by sprayer. Recommended sprayers are Graco GH 833 and Graco GH 733. See TECHNICAL BULLETIN: SEALMASTIC TYPE I & SEALMASTIC TYPE II PROPER SPRAYING PROCEDURE for more information.

Apply SEALMASTIC TYPE II by soft bristle brush or suitable spray equipment or SEALMASTIC TYPE III by trowel.

Install dampproofing to properly prepared surfaces in a continuous, unbroken film - free of pinholes, filling and spreading around all joints, grooves,crevices, outside and inside corners. Carry coating over the exposed footing's top and outside edge, up to finished grade.

NOTE: Additives and higher water-to cement ratios in concrete mixes may produce a higher-than-normal porosity and, as a result, can require additional coats of dampproofing.

High-Build, 2-Ply Reinforced Application... Apply a base coat of SEALMASTIC TYPE II or SEALMASTIC TYPE III. Within four hours, apply REINFORCING FABRIC HCR from W. R. MEADOWS over all coating surfaces. Overlap all edges 2" (50.8 mm) minimum. Press firmly into place and eliminate wrinkles. Application of second coat of SEALMASTIC TYPE II or SEALMASTIC TYPE III take place within 24 hours of the first.

Priming... Where ambient conditions warrant using a prime coat, mix SEALMASTIC Emulsion one to one with clean, potable water. Allow prime coat to achieve a tacky texture then apply the appropriate SEALMASTIC as required.

Backfilling ... Backfilling should be done within 48 hours [75° F (23.9° C) and 50% RH] after application. No longer than seven days maximum should elapse before backfilling. Be careful not to damage or rupture the film or displace coating or membranes. To assure maximum dampproofing protection, PC-2 PROTECTION COURSE or MEL-DRAIN™ (type with the polyester backing film) from W. R. MEADOWS should be used. Prolonged exposure to ultraviolet light should be minimized; failure to protect dampproofing from UV will result in surface crazing.

Cleanup ... While still wet, material may be removed with soap and water. Once dried, the material can be removed with mineral spirits, xylene, or lacquer thinner. Follow all manufacturer's precautions and SDS when using a solvent for cleanup.

LIMITATIONS/PRECAUTIONS

Keep from freezing in the original container. Not intended as a waterproofing membrane. (Refer to MEL-ROL® or MEL-ROL LM from W. R. MEADOWS.) Maximum UV exposure time is 14 days. Maximum in-service temperature is 165° F (74° C).

Dry (curing) times of SEALMASTIC are dependent upon air and substrate temperature, airflow, relative humidity, and dew point. Curing time may increase during elevated humidity and dew point temperatures.

Read and follow application information and precautions. Refer to Safety Data Sheet for complete health and safety information.

For most current data sheet, further sustainability information, and SDS, visit www.wrmeadows.com.



LIMITED WARRANTY

W. R. MEADOWS, INC. warrants at the time and place we make shipment, our material will be of good quality and will conform with our published specifications in force on the date of acceptance of the order. Read complete warranty. Copy furnished upon request.

Disclaimer

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