

Simix Reactive Solutions LLC
Guidelines for Surface Preparation and Application
Oxi Seal - Penetrating Densifying Hardener - Concrete Sealer

Bare Concrete, Walkways-Driveways-Patios must have aged at least 7 days and or the surface has turned white before applying this coating. For all aged surfaces, they must be clean, dry and free from oil, grease, dirt, laitance, adhesives, floor finishes, mildew, mold, algae or other contaminants that could negatively affect penetration. Repair all crumbling concrete or cracks with a suitable patching material before application. Do not put the coating on repaired surfaces until the surfaces have fully cured.

When applying to Concrete Tile Roofs they must be thoroughly cleaned from dirt, debris, algae & mold.

Cleaning Instructions: Refer to Simix Oxi One All Purpose Cleaner Algae & Mold Remover user instructions for cleaning prior to application of the Concrete Sealer. Do not use any other product for cleaning as the Simix cleaner has adhesion promoters in it to further enhance bonding between the Sealer and the surface to which it is being applied. If you use another cleaner you still must always use the Simix Oxi One All Purpose Cleaner Algae & Mold Remover before applying the Sealer.

Mixing Instructions:

Cradle the pail and shake it back and forth at least 20 times to put the Nano Particle of Titanium Dioxide back into suspension.

Coverage Rates – Will vary do to age, density of the materials and desired effect.

1. Concrete outdoors brushed – 350 – 400 sq. ft. per gallon
2. Concrete indoors smooth troweled 450 – 650 sq. ft. per gallon
3. Roof Tiles – New 500 sq. ft. per gallon – Old 400 sq. ft. per gallon
4. Pavers – same as Roof Tiles
5. Real Brick Pavers Un Glazed – 600 – 650 sq. ft. per gallon
6. Chicago Fired Brick with a Glazed Finish – 800 sq. ft. per gallon

Application Instructions:

1. It is recommended on outdoor horizontal surfaces that you always use some form of Airless Spray Equipment with a fan tip to mist the product onto the surface. Avoid a fine spray that could result in too much water evaporation before product hits the surface.
2. Depending on the horizontal surface you are covering you can expect coverage to be from 400 to 600 sq. ft. per gallon. This will vary based on porosity and surface texture. Tighter the surface the farther the product goes.
3. Concrete Tile Roofs should be applied at the rate of 500 sq. ft. per gallon on new or almost new Roofs. If the Concrete Tile Roofs are old and have been abused by years of pressure washing it is recommended that you apply at the rate of 400 sq. ft. per gallon to add years of life to the tiles.
4. As you spray the product on make sure you thoroughly wet out the surface. Do not allow Pooling or Puddling, remove excess with a mop on outdoor applications. Indoor applications can be sprayed applied followed with a product dampened mop. Always maintain a damp look for several minutes as the product sets up for best results.

5. Less is more. In outdoor applications after the surface has dried, you should not see any visible shiny areas.
6. Once the surface goes visibly dry you can walk on it. As long as the surface is visibly dry a sudden rain storm will not wash the coating off. On indoor applications avoid any water contact for at least 24 hours.
7. On Vertical Surfaces avoid product drift as it may result in damage to Glass, Aluminum and Automobile finishes. Immediately rinse with clear water to avoid attachment. Use Simix Oxi Shine Multi-Surface Protector on all Glass before application to assure no damage from over spray.
8. On all outdoor horizontal surfaces it is recommended that you use a soft nylon white or blue bristle brush to work the product into the surface immediately after you have sprayed the surface in order to get maximum penetration and even coverage. This method on Pavers helps to bring back some of the colors, if they have not been down for a long time, as all Pavers fade over time.

Return any excess product to the original container and re seal with the screw on cap. Open Product will keep for up to 6 months providing it is stored in an area that is above freezing and below 95 F. If the product freezes, do not apply as it has lost its effectiveness.

Things to look for on different surfaces:

Pavers:

1. For Glazed Chicago Brick Always Mop the Surface with a flat Micro Fibers Mop to remove excess product and to achieve a smooth and even appearance.
2. For all other Un Glazed Fired Brick Pavers be very careful to avoid any excess material being left on the surface as it may turn a milky white. It is recommended that you use a mop on the surface immediately after applying the product to take off any excess material and to give these types of surfaces a smooth and even protection.
3. All other Pavers are suitable for this product. If you are looking for Water and Oil Repellency it may be necessary to do two light coats of the product in order to achieve a uniform Seal. It is recommended that you do a test patch in an area to confirm what procedure is necessary before proceeding with the job.

Warehouse floors:

1. Mop the Simix Oxi One All Purpose Cleaner/Algae & Mold Remover on the floors and then with a floor machine using a Black Stripping Pad remove excess laitance which will prevent the Sealer from penetrating and leaving a UN even appearance.
2. This procedure allows the floor to be opened up without the use of Acid. If acid was used it is imperative that the floor be neutralized with the Simix Oxi One All Purpose Cleaner/Algae & Mold Remover to bring the surface pH back to something greater than 8 to ensure proper bonding.
3. If you want a high shine on the floor use the Americo Extreme Hogs Hair Pad on the Floor with either a Propane Burnishing Machine or a Heavy Duty Floor Scrubber before going to the next step of applying the product.

4. Pour from the container onto the floor or spray using an airless system and then begin with a flat micro fibers mop to move the product around. Begin working an area approximately 20 X 10 and after your first pass go back and re mop making sure that you move product to the more absorbent areas from the very dense areas. Do not move to another area until you are satisfied that you have achieved an overall damp look with no pooling or puddling.
5. If you desire to have a shine to the floor wait until the surface has thoroughly dried or speed up the drying by using fans and then begin polishing with the Americo Extreme Hogs Hair Pad or equivalent.
6. For a deep shine it is recommended that you apply a second coat to the floor. Using the above steps you will find that the second coat will cover 600 – 800 sq. ft. per gallon. Once it dries immediately burnish with the Extreme Hogs Hair Pad.

Barrel Tile Roofs:

1. Not to be used on surfaces that get less than 2 hours a day of sunlight or areas that are shaded by Live Oak Trees as the Live Oak Trees leave a Residue that needs both Sunlight and Rain to keep the surface's clean and free of Algae & Mold.

Ongoing Maintenance:

Pavers:

Always use Simix Oxi One All Purpose Cleaner/Algae & Mold Remover to remove excess pools of oil, grease or tire marks. Follow instructions on the container.

Warehouse floors:

Always use Simix Oxi One All Purpose Cleaner/Algae & Mold Remover to remove excess oil and to remove Fork Lift Tire deposits. Mop the surface with the cleaner and allow to sit for 10 minutes with special caution not to allow the cleaner to dry on the surface. Using a floor machine, lightly go over the surface with a brush attachment, then rinse and pick up residue. The ratio of the cleaner to water is 1/3 scoop of cleaner to 5 gallons of water.

Concrete Roofing Tiles:

If dirt and debris build up occurs it must be removed as Algae & Mold will grow on the dirt and debris. Follow instructions on the Oxi One All Purpose Cleaner to maintain the surface if this should occur.