



**X-SEAL™
PRIMER•SEALER•STAIN BLOCKER**

DESCRIPTION AND USES

XIM's X-Seal™ Primer/Sealer Stain Blocker is a fast drying, solvent-based specialty primer, sealer and stain blocker that can be used as an all-in-one primer. It is designed for use on interior and exterior applications. X-Seal has excellent adhesion to most residential and industrial surfaces including old glossy paint. It forms a tough, durable film when fully cured. It seals porous surfaces and blocks stains easily and quickly. Most topcoat paints can be applied over X-Seal.

X-Seal is an ideal general purpose primer for new construction or repainting. It provides excellent strippability when using strippable wall paper paste. It is not compliant in California's South Coast Air Quality Management District.

X-Seal is suitable for use on wood, plywood, drywall, hardboard, ceiling tiles, wall coverings, cured plaster, stucco and other masonry surfaces as well as other construction materials including aluminum, galvanized metal, fiberglass, PVC and previously painted surfaces. It bonds well to hard, glossy surfaces, but sanding and/or deglossing will help ensure better adhesion.

Note: X-Seal is not recommended for tubs, sinks and shower areas where continuous hot, soapy water contact occurs. It is also not recommended for use on polypropylene or polyethylene materials or for below grade applications.

SEALING

X-Seal seals all the above surfaces, providing excellent hold-out and even gloss for topcoat applications. It can be used for fire and smoke reclamation on water-damaged substrates, and is excellent for use on moderately chalky surfaces of old paint, aluminum and vinyl. For corrosion protection on iron or steel, use XIM 360NT Primer.

STAIN BLOCKING

Because of its sealing ability, X-Seal is an excellent stain blocker. Some stains may require a second application. For cedar, redwood and other surfaces where staining agents such as tannic acid and mineral salts from water are present, a second coat may be necessary.

NOTE: X-Seal will not resolve underlying moisture problems inherent or behind the substrate. Always test a small area first for adhesion, sealing, stain blocking and topcoat compatibility.

FEATURES

- Bright white
- Excellent hide
- Quick dry – 30 minutes
- Excellent adhesion without sanding
- Wallpaper strippable
- Excellent hold-out
- Brush/roller/spray
- Mineral spirits clean-up

MPI #5, #46, #69, #95, #136 Certified*

PRODUCTS

SKU	Description
11302	31 ounces
11301	122 ounces
11306	4.77 gallons

PRODUCT APPLICATION

SURFACE PREPARATION

Surfaces must be clean, dry, free from dust, dirt, grime, grease, oil, wax, mildew, rust or any contamination that may interfere with adhesion. The surface should be sound and stable. Clean with a strong detergent and water, rinse and allow to thoroughly dry. Remove all loose and peeling paint. For hard, glossy surfaces, clean with XIM GON or xylene. Do not use solvents that leave an oily residue such as mineral spirits or turpentine. Mold and mildewed surfaces should be scrubbed with bleach, then thoroughly rinsed with clean water and allowed to dry. Rotted wood should be replaced. The moisture content of the wood should be below 15% at application. Spot prime wood knots and sap streaks with XIM X-Seal or 400W NT.

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.

* Refer to the MPI website for the most current listing of MPI certified products.



TECHNICAL DATA

X-SEAL™ PRIMER•SEALER•STAIN BLOCKER

PRODUCT APPLICATION (cont.)

APPLICATION

Use in a well ventilated area when temperatures are between 50-100°F (10-38°C). Thoroughly mix to ensure any settled pigment is re-dispersed before using. Do not thin. Apply with a brush, roller, or airless spray. Follow manufacturer's instructions when using spray equipment. For airless spraying use a 0.015 to 0.017" tip at 1600 to 1750 psi. Caulk seams and edges after painting. **Note:** Do not use as a primer over silicone caulks.

Spray Gun Usage – When applying with spray gun equipment, vapors can build up rapidly and may cause flash fire. Vapors may travel to areas away from the work site and ignite. Use only where moving air will carry vapors outside. **Do not use near open flame.**

PRODUCT APPLICATION (cont.)

TINTING

X-Seal can be tinted with up to two ounces of universal colorant per gallon. Mix or shake well before application.

DRY & RECOAT

Dry and recoat times are based on 70°F (21°C) and 50% relative humidity. Allow more time at cooler temperatures. Thicker coats will take longer to dry. Dries to the touch in 20-30 minutes and can be topcoated in 1 hour. It will be fully cured in 7-10 days.

CLEAN-UP

Clean up tools and equipment immediately after use with mineral spirits, XIM GON or lacquer thinners. Properly discard of empty container.

**TECHNICAL DATA****X-SEAL™ PRIMER•SEALER•STAIN BLOCKER****PHYSICAL PROPERTIES**

Physical Properties		X-SEAL PRIMER/SEALER STAIN BLOCKER
Resin Type		Vinyl Toluene Modified Alkyd
Pigment Type		Titanium Dioxide, Kaolin, Talc, Calcium Carbonate
Solvents		VM&P Naphtha, Xylene
Weight	Per Gallon	12.5 lbs.
	Per Liter	1.22 g/l
Solids	By Weight	76.8%
	By Volume	56.6%
Volatile Organic Compounds		<350 g/l (2.91 lbs./gal.)
Recommended Dry Film Thickness (DFT) per Coat		1.5-3.0 mils (37.5-75μ)
Wet Film to Achieve DFT (unthinned material)		2.5-5.5 mils (62.5-112.5μ)
Theoretical Coverage @ 1 mil DFT (25μ)		908 sq.ft./gal. (22.3 m ² /l)
Practical Coverage at Recommended DFT (assumes 15% material loss)		310-515 sq.ft./gal. (7.6-12.7 m ² /l) Varies depending on porosity and type of surface
Dry Times at 70-80°F (21-27°C) and 50% Relative Humidity	Touch	20-30 minutes
	Topcoat	1 hour
	Full Cure	7-10 days
Shelf Life		5 years
Flash Point		66°F (19°C)
Storage		Not to exceed 110°F (43°C) Keep from freezing
Safety Information		For additional information, see SDS

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