

Architectural Coatings

Perma-Crete Plex-Seal WB Interior/Exterior Clear Sealer

GENERAL DESCRIPTION

Perma-Crete Plex-Seal WB Interior/Exterior Clear Sealer 4-6200XI is a clear, non-yellowing, film forming, water-borne acrylic sealer ideal for use on interior/exterior, above-ground, vertical and horizontal surfaces. This fast drying sealer has excellent hot tire resistance and adhesion. *Perma-Crete Plex-Seal WB* is water resistant and seals the surface while maintaining the natural appearance of the substrate. *Perma-Crete Plex-Seal WB* is ideal for use on concrete surfaces such as garage floors, driveways, pool decks, walkways, warehouse floors and more.

RECOMMENDED SUBSTRATES

Brick	Exposed Aggregate
Concrete	Masonry
Concrete Block (CMU)	Stucco

CONFORMANCE STANDARDS

Compliant with all US VOC regulations as of 08/2026
MPI approved in category 99

TINTING AND BASE INFORMATION

4-6200XI Clear

Do not tint.

PRODUCT DATA

PRODUCT TYPE:	100% Acrylic
SHEEN:	Satin (depending on number of coats and porosity of substrate.)
VOLUME SOLIDS:	25% +/- 2%
WEIGHT SOLIDS:	26% +/- 2%
WEIGHT/GALLON:	8.5 lbs. (3.9 kg) +/- 0.2 lbs. (91 g)
VOC:	< 100 g/L (0.8 lbs./gal.)

COVERAGE: Approximately 300 to 500 sq. ft. (28 to 46 sq. meters) per U.S. gallon (3.78 L).

Wet Film Thickness:	3.2 mils to 5.3 mils
Wet Microns:	81 to 135
Dry Film Thickness:	0.8 mils to 1.3 mils
Dry Microns:	20 to 33

Coverage figures do not include material loss due to surface irregularities and porosity, or material loss due to application method or mixing.

DRYING TIME: Dry time @ 77°F (25°C); 50% relative humidity.

To Touch:	30 minutes
To Recoat:	2 hours
For Pedestrian Traffic	24 hours
For Vehicular Traffic	72 hours

Drying times listed may vary depending on temperature, humidity, film build, color, and air movement.

CLEANUP: Clean tools with warm, soapy water.

DISPOSAL: Contact your local environmental regulatory agency for guidance on disposal of unused product. Do not pour down a drain or storm sewer.

FLASH POINT: Over 200°F (93°C)

FEATURES AND BENEFITS

Features

- Hot Tire Resistance
- Excellent Adhesion
- Alkali Resistance
- Efflorescence Resistance
- Application to 35°F (2°C)
- Excellent Application Properties
- Moisture Resistance
- Ideal for Exposed Aggregate
- Yellowing Resistance
- MPI #99 Approval

Benefits

- Minimize staining and discoloration on traffic surface
- Resists peeling and cracking
- Can apply to fresh concrete at 7 days and surface pH of less 13 with 2 coats
- Minimizes white crusty salt deposits with 2 coats
- Extends painting season
- Reduces application time and resists pinholing
- Extends substrate life
- Maintains natural appearance on multiple substrates
- Resists color change over time
- Meets strict performance and aesthetic requirements

PERFORMANCE DATA

Property	Test Method	Results
Hot Tire Resistance	Koehler I.C.	Passes, no staining or adhesion loss
Weathering	ASTM D4587	Passes, QUV 500 Hours
Adhesion	ASTM D3359	Passes, Wet & Dry
Alkali Resistance	TT-P-1511B	Passes, 2 coats, no efflorescence, blistering
Yellowing	ASTM E313	Passes, no discoloration

Read Label and Safety Data Sheet prior to use. See other cautions on last page.

GENERAL SURFACE PREPARATION

Surfaces to be coated must be dry, clean, sound, and free from all contamination including loose and peeling paint, dirt, grease, oil, wax, concrete curing agents and bond breakers, chalk, efflorescence, mildew, rust, product fines, and dust. Remove loose paint, chalk, and efflorescence by wire brushing, scraping, sanding, and/or pressure washing. Caulk all cracks and open seams. Sand all glossy, rough, and patched surfaces. Feather back all rough edges to sound surface by sanding.

Remove mildew by washing with a mixture of 1 part liquid chlorine bleach to 3 parts water. Before use, be sure to read and follow instructions and warnings on label. Rinse thoroughly.

Dry substrate thoroughly to a moisture content under 12%. Clean laitant substrates in good condition by sweep blasting, power washing, wire brushing, etc. to remove loose material. After cleaning, vertical substrates that are laitant, may be conditioned with a coat of *Perma-Crete* Exterior Acrylic Clear Masonry Surface Sealer 4-808.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust or fumes. LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a properly fitted, NIOSH-approved respirator and prevent skin contact 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 USEPA National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead. Follow these instructions to control exposure to other hazardous substances that may be released during surface preparation.

BRICK: New brick and mortar should cure for at least 7 days and preferably 30 days prior to sealing. The pH of the substrate must be less than 13 before sealing with two coats. Painting glazed brick is not recommended due to potential adhesion problems.

CONCRETE and MASONRY: New concrete should cure for at least 7 days and preferably 30 days prior to sealing. The pH of the substrate must be less than 13 before sealing with two coats. Etching with acid is usually not required, but is recommended for optimum performance over smoothly troweled or new concrete. If acid etching, follow manufacturer's recommendations.

CONCRETE/MASONRY BLOCK: Mortar should cure for at least 7 days and preferably 30 days prior to sealing. Surfaces previously coated with water thinned cement-based paint must be prepared with extra care. If the material appears to be adhering tightly, a masonry sealer may be applied to seal the surface. Check adhesion by applying a piece of masking tape. If the sealer peels off and has loose particles, remove all chalking or crumbling material, re-seal and re-check adhesion.

STUCCO: New stucco should cure for at least 7 days and preferably 30 days prior to sealing. The pH of the substrate must be less than 13 before sealing with two coats. Surface chalk from the curing or aging process should be removed then sealed with an appropriate sealer to rebind and restore the surface to a sound condition.

RECOMMENDED PRIMERS

Product is self-priming. Refer to surface preparation recommendations.

PACKAGING

1-Gallon (3.78 L)
5-Gallon (18.9 L)

LIMITATIONS OF USE

Apply only when air and surface temperatures are 35°F (2°C) or above and surface is at least 5°F (3°C) above the dew point. Air and surface temperatures must remain 35°F (2°C) or above for the next 24 hours. For optimum application properties, bring material to at least 50°F (10°C) prior to application. Surface pH limitation is 7-13. Avoid exterior application late in the day when dew and condensation are likely to form or if rain or snow is expected.

Do not apply to horizontal concrete floors that do not have a vapor barrier underneath, or to other surfaces where moisture gets behind the sealer. Not recommended for use on surfaces demonstrating hydrostatic or high vapor pressure or for immersion service. Not intended for wood. Avoid exposure to solvents; strong acids and bases; wipe up oil and gasoline spills immediately.

PROTECT FROM FREEZING.

While this product provides a mildew resistant coating, growth may still occur if the substrate is not properly prepared prior to painting and/or if the substrate is consistently exposed to conditions conducive to mold, mildew, and algae.

APPLICATION INFORMATION

Stir thoroughly before using and occasionally when in use. When using more than one container of the same color, intermix to ensure color uniformity. USE WITH ADEQUATE VENTILATION. KEEP OUT OF REACH OF CHILDREN. Read all label and Safety Data Sheet (SDS) information prior to use. SDS are available through our web site or by calling 1-800-441-9695.

Application Equipment: Apply with a high-quality brush, roller, or by spray equipment. Do not brush or roll excessively. Do not overbuild product. Apply evenly avoiding runs or sags. For new or uncoated surfaces, apply two or three coats. For refinish work, spot coat worn areas and finish with one or two coats.

Airless Spray: Minimum requirements - Pressure 1800-2400 psi; tip size .011"-.013"; flow rate 0.5 gal/minute. Spray equipment must be handled with due care and in accordance with manufacturer's recommendations. High pressure injection of coatings into the skin by airless equipment may cause serious injury.

Conventional Spray: DeVilbiss MBC-510 gun; E tip; 704 Air Cap; 3/8" ID material hose; double regulated pressure tank with oil and moisture separator; 20 psi fluid pressure; 40-60 psi air pressure.

Brush: Nylon/Polyester Brush

Roller (nap roller cover): 3/8" - 1/4"

Thinning: The first coat may be thinned with up to ½ pint (237 mL) of fresh water per U.S. gallon (3.78 L) for better adhesion. Note: For proper adhesion, the first coat of product must penetrate into the surface to mechanically anchor the sealer to the pore structure.

Permissible temperatures during application:

Material: 35 to 90°F (2 to 32°C)

Ambient: 35 to 100°F (2 to 38°C)

Substrate: 35 to 100°F (2 to 38°C)

PRECAUTIONS

For warning information, please refer to the product label and SDS available at the online listing for this product at www.pittsburghpaintsco.com. Keep container tightly closed and sealed until ready for use. SDS, spill, and emergency information are available by calling 1-833-477-1553.

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