

Architectural Coatings

Seal Grip Interior/Exterior Synthetic Stain-Killing Primer**GENERAL DESCRIPTION**

Our best stain-blocking primer especially formulated to block most stains—water, smoke, ink, markers, and tannins. Also recommended for use on properly prepared interior or exterior cement, masonry, brick, wallboard, concrete block, plaster, or interior wood. Topcoat with a high quality latex paint.

RECOMMENDED SUBSTRATES

Brick	Masonry
Concrete	Plaster
Concrete Block (CMU)	Interior Wood
Gypsum Wallboard-Drywall	

CONFORMANCE STANDARDS

Compliant with all US VOC regulations as of 08/2026

PRODUCT INFORMATION

17-931 White

PACKAGING

1-Gallon (3.78 L)

PRODUCT DATA

PRODUCT TYPE:	Styrene Acrylic
SHEEN:	Low Sheen
VOLUME SOLIDS:	56% +/- 2%
WEIGHT SOLIDS:	79% +/- 2%
WEIGHT/GALLON:	13.2 lbs. (6.0 kg) +/- 0.2 lbs. (91 g)
VOC:	< 350 g/L (2.9 lbs./gal.)

COVERAGE: Approximately 400 sq. ft. (37 sq. meters) per U.S. gallon (3.78 L) on smooth, nonporous surfaces.

Wet Film Thickness:	4.0 mils
Wet Microns:	102
Dry Film Thickness:	2.2 mils
Dry Microns:	56

Coverage figures do not include material loss due to surface irregularities and porosity, or material loss due to application method or mixing. Some colors, drastic color changes, or porous substrates may require more than one coat to achieve a uniform finish.

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

To Touch:	30 minutes
To Recoat:	1 hour
To Full Cure:	30 days

Drying times listed may vary depending on temperature, humidity, film build, color, and air movement. Drying is important to stain-blocking properties. For maximum stain resistance, allow 4 hours before applying topcoat. If drying conditions are poor (low temperature, high humidity), longer drying times are required to achieve stain blocking.

CLEANUP: Clean tools with mineral spirits or high-quality paint thinner.

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: 102°F (38.9°C)

FEATURES / BENEFITS**Features**

Our Best Interior Stain Blocking Primer

Ideal for Exterior Masonry Surfaces

Quick Dry

Low Odor Formula

Benefits

Excellent at blocking out most stains (water, smoke, ink, markers, and tannins)

Ideal for many surfaces including exterior masonry

Topcoats in as little as one hour

Less odor than traditional solvent-borne coatings

GENERAL SURFACE PREPARATION

Surface must be clean and dry. Remove all loose, peeling paint, dirt, grease, and any other surface contaminants. Blistering and peeling issues are commonly caused by moisture behind the paint film. Problems leading to excessive moisture in the substrate must be repaired prior to painting. Putty all nail holes and caulk all cracks and open seams. Sand all glossy, rough, and patched surfaces. Plaster, concrete, and masonry surfaces must be completely dry, free of efflorescence, and allowed to cure for 30 days prior to painting.

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, CONCRETE, and MASONRY: New concrete and masonry should cure for at least 30 days and preferably 90 days prior to priming and painting. The pH of the substrate must be less than 10 before priming. Painting glazed brick is not recommended due to potential adhesion problems.

CONCRETE BLOCK (CMU): Mortar should cure for at least 30 days and preferably 90 days prior to priming. Fill block with an appropriate block filler. 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.

GYPSUM WALLBOARD-DRYWALL: Nails or screws should be countersunk, and they along with any indentations should be mudded flush with the surface, sanded smooth and cleaned to remove any dust, then prime prior to painting the substrate.

PLASTER: Plaster, hardcoat, skim coat, or other alkaline surfaces should be allowed to cure for at least 30 days and preferably 90 days prior to priming.

INTERIOR WOOD: Unpainted wood or wood in poor condition should be sanded smooth and wiped clean. Any knots or resinous areas must be primed before painting. Countersink all nails, putty flush with surface, then prime.

RECOMMENDED PRIMERS

Concrete Block (CMU)	6-15XI
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LIMITATIONS OF USE

Apply only when air, surface, and product temperatures are between 50°F (10°C) and 90°F (32°C) and at least 5°F (3°C) above the dew point. Air and surface temperatures must remain between 50°F (10°C) and 90°F (32°C) for the next 48 hours. Avoid painting in direct sunlight or on hot surfaces. Do not apply late in the day when dew and condensation are likely to form or if rain or snow is expected.

This product must be topcoated with a high quality water-borne latex paint. Severe stains may require two coats of primer. Not recommended for exterior wood surfaces.

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 (nap size - 3/8" for smooth surfaces and up to 3/4" for rough or textured surfaces), paint pad, or by spray equipment. Spread evenly and quickly, keeping the leading edge wet. Avoid reworking previously painted areas. Topcoat with a high quality latex paint. Severe stains may require two coats of primer.

Airless Spray: For airless spray application, use tip size .015" to .021" and pressure range of 1500 to 2000 psi. Spray equipment must be handled with due care and in accordance with manufacturer's recommendation. High-pressure injection of coatings into the skin by airless equipment may cause serious injury.

Explosion-proof equipment must be used when coating with these materials in confined areas. Keep containers closed and away from heat, sparks, and flames when not in use.

Brush: Natural Bristle Brush

Roller: 3/8" - 3/4" nap roller cover

Thinning: Do not thin.

Permissible temperatures during application:

Material: 50 to 90°F (10 to 32°C)

Ambient: 50 to 90°F (10 to 32°C)

Substrate: 50 to 90°F (10 to 32°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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Technical Services
1-800-441-9695

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