THE LAB®

Chemicals & Coatings

Technical and Material Safety Data Sheet

Version: 2026

THE LAB FLOORGUARD
Product Family: Sealers (Water-Based Hydrophobic Pure Acrylic Sealer & Protective Coating)

Typical Floor & Cementitious Surface Sealing System

1. Inspect the substrate and ensure it is clean, dry, sound and suitable for coating.
2. Remove dirt, grease, oil, laitance, loose material and contaminants that may impair penetration or adhesion.
3. Confirm that cementitious substrates do not exceed 10% moisture content.
4. Prepare the substrate in accordance with the applicable The Lab Surface Preparation Specification.
5. Apply the appropriate The Lab primer where required by the substrate or system specification.
6. Stir **THE LAB FLOORGUARD** thoroughly before application.
7. Apply a minimum of two coats by brush, roller or suitable spray equipment at the specified spreading rate.
8. Allow each coat to dry adequately before applying the next coat.
9. Allow the completed system to dry and cure adequately before placing the surface into service.

Different substrates and exposure conditions may require specific preparation and coating systems. Always select the appropriate The Lab system for the intended application.

Product Description

THE LAB FLOORGUARD is a water-based, hydrophobic, pure acrylic sealer and protective coating formulated to provide excellent sealing and protective properties on suitably prepared cementitious and other compatible substrates.

The product penetrates into porous surfaces and helps reduce the penetration of oil, grease, acids and alkalis that may contribute to substrate deterioration. Its acrylic resin technology assists in bridging hairline and minor cracks within suitable substrates.

The hydrophobic character of **FLOORGUARD** provides excellent resistance to water whitening and water pick-up, together with excellent resistance to efflorescence from fresh cementitious substrates and high resistance to hydrophilic staining.

Its versatility allows **FLOORGUARD** to be used as a sealer and protective coating for a range of applications, including cementitious substrates and wear-resistant decorative stone finishes.

Technical Data Summary

Property	Typical Value
Product Type	Water-Based Hydrophobic Acrylic Sealer / Protective Coating
Binder Type	Pure Acrylic
Finish	Semi-Gloss
Colour Range	Clear & Varnish Standard Colours
Viscosity	55 KU
Specific Gravity	1.000 ±0.05 kg/L
Non-Volatile Content	39% ±3%
Coverage	10–12 m²/L*
Reference DFT	30 µm
Recommended Coats	Minimum 2 coats
Surface Dry	30 minutes–1 hour @23°C and 50% RH
Hard Dry	+/- 4 hours @23°C and 50% RH
Drying Mechanism	Water evaporation followed by coalescence
Application Method	Brush / Roller / Spray
Clean Up	Water
Flash Point	Not Applicable
Application Temperature	See Environmental Application Conditions below
Maximum Substrate Moisture	10%
Relative Humidity	10–85%
Pack Sizes	5L & 20L

*Coverage/spreading rate depends largely on substrate condition and porosity and the manner in which the product is applied. The source associates the stated 10–12 m²/L spreading rate with approximately 30 µm dry film thickness.

Intended Uses

THE LAB FLOORGUARD is suitable for use as a sealer and protective coating on appropriately prepared surfaces, including:

- Cementitious floors

- Concrete
- Cementitious substrates
- Walls
- Roof surfaces
- Tiles
- Natural surfaces
- Decorative stone finishes
- Marble stone finishes
- Selected timber surfaces
- Porous substrates requiring sealing and protection

The source specifically identifies **FLOORGUARD** for protective coating applications **on tiles, walls, roofs and floors**, as well as waterproofing/protection of natural surfaces.

Principal Characteristics

- Water-based pure acrylic technology
- Hydrophobic properties
- Excellent sealing qualities
- Penetrates porous substrates
- Helps reduce penetration of oil and grease
- Helps reduce penetration of acids and alkalis into the substrate
- Assists in bridging hairline and minor cracks
- Excellent resistance to water whitening
- Excellent resistance to water pick-up
- Excellent resistance to efflorescence
- High resistance to hydrophilic stains
- UV resistant
- Stain resistant
- Non-yellowing
- Heat resistant
- Very good adhesion
- Scrub resistant
- Fast drying
- Fast overcoating characteristics
- Water clean-up
- Low odour
- Suitable for a range of protective and sealing applications

Limitations

THE LAB FLOORGUARD should not be applied:

- To wet, damp, contaminated or unsound substrates.
- Where cementitious substrate moisture exceeds 10%**.**

- Under adverse weather conditions.
- Where environmental conditions prevent proper film formation and drying.
- Over loose, poorly adhered or friable existing coatings.
- Where the substrate has not been correctly prepared.
- At excessive film thickness.

Excessive application thickness and/or rapid drying may result in mud cracking.

Do not attempt isolated touch-ups where appearance is important. Recoat complete panels or natural sections to maintain a consistent appearance.

Where different batch numbers are supplied, intermix containers prior to application to minimise colour or texture variation.

Surface Preparation

Correct surface preparation is essential to satisfactory product performance.

All surfaces must be clean, dry, sound and free from:

- Dust
- Dirt
- Oil
- Grease
- Laitance
- Loose material
- Poorly adhered coatings
- Surface contamination

Cement plaster, concrete and masonry surfaces must be dry before coating and should not exceed 10% moisture content, measured using a suitable moisture meter.

Remove all unsound or poorly adhered material and prepare the substrate in accordance with the applicable The Lab Surface Preparation Specification.

Where required by the substrate or system specification, apply the appropriate The Lab primer before applying **FLOORGUARD**.

Application Guidelines

Stir **THE LAB FLOORGUARD** thoroughly before and during application.

After correct surface preparation and priming where required:

- Apply by brush, roller or suitable spray equipment.
- Apply a minimum of two coats.
- Apply at the specified spreading rate.
- Allow each coat to dry adequately before recoating.
- Maintain a wet edge throughout application.
- Work from corner to corner or between natural break points.

- Avoid stopping midway across large uninterrupted areas.
- Do not perform isolated touch-ups where appearance is critical.
- Where different batch numbers are supplied, intermix containers before application.

Clean application equipment immediately after use with water.

Parameter	Requirement
Minimum Application Temperature	18°C
Maximum Application Temperature	40°C
Relative Humidity	10–85%
Maximum Cementitious Substrate Moisture	10%

This does not invent a value; 18°C is explicitly specified in both the original Technical Data and Application sections.

For best appearance:

- Maintain a wet edge during application.
- Work continuously between natural break points.
- Avoid isolated touch-ups.
- Recoat complete panels where necessary.
- Use containers from the same batch wherever possible.
- Where batch numbers differ, intermix containers before application.

These measures help prevent lap marks and variations in colour or texture

Cleaning, Storage & Disposal

Remove as much product as possible from application equipment immediately after use and clean equipment thoroughly with water.

Close containers tightly after use.

Store in a cool, well-ventilated area.

Do not discharge unused product or contaminated wash water into drains, sewers or natural watercourses.

Dispose of unused material in accordance with applicable local regulations and recycle containers where appropriate.

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Technical Advisory, Specification Support and Disclaimer

The technical information, recommendations, specifications and system guidance contained in this document are provided in good faith and are based on laboratory testing, field experience and current product knowledge available at the date of publication. Such information is intended solely to assist specifiers, contractors, applicators and end users in selecting and applying suitable coating systems and does not relieve any party from independently assessing product suitability for the intended application and site conditions.

The performance of any coating system is materially dependent upon factors beyond the control of **The Lab Chemicals & Coatings**, including but not limited to correct substrate assessment, cleaning and decontamination procedures, surface preparation, substrate condition, moisture content, environmental conditions, product storage and handling, mixing procedures where applicable, film thickness achievement, adherence to specified system build requirements, application techniques and ongoing maintenance practices.

Failure to strictly follow the instructions, specifications, limitations and recommendations contained within this Technical Data Sheet, associated specifications, written recommendations or supplementary documentation may adversely affect product performance and may invalidate performance expectations, warranties or related claims.

Users are strongly advised to conduct suitability trials and test applications under actual site conditions prior to full-scale application.

To the best of our knowledge, the information contained herein is true and accurate at the date of issue and remains subject to change without prior notice. Users are advised to contact **The Lab Chemicals & Coatings** prior to specification or ordering to ensure that the correct product and system are selected for the intended application.

No guarantee, representation or warranty is given or implied regarding the completeness or suitability of information contained herein. Technical recommendations and advice do not constitute a performance guarantee unless expressly confirmed in writing by an authorised representative of **The Lab Chemicals & Coatings**.

The Lab Chemicals & Coatings accepts no responsibility or liability for product failure, defects, damage, consequential losses, injuries or unsatisfactory performance arising from incorrect substrate preparation, unsuitable application conditions, deviation from specified system requirements, misuse, unauthorised product modification, incorrect application methods or use outside documented recommendations. Liability, if any, shall be limited solely to replacement of proven defective product.

The above information must be read in conjunction with the General Terms and Conditions of The Lab Chemicals & Coatings (Pty) Ltd, available at www.thelabcc.co.za or upon request.

Material Safety Data

SECTION 1. IDENTIFICATION OF THE SUBSTANCE/PREPARATION
CAS no. : N/A
EC no. : N/A
UN No. : 1263 SAPMA: 4-H-C
In emergency contact: The Lab Chemicals & Coatings @ 0845071767

SECTION 2. COMPOSITION/INFORMATION ON INGREDIENTS
EC Classification: Not classified as hazardous
No significant quantity of classified hazardous substances present.
(CL/RL = Controlled/Recommended level 'S' = Skin annotation)

SECTION 3. HAZARDS IDENTIFICATION
SAPMA Health Rating: 4-MINIMAL - No great risk to health
Inhalation: Avoid exposure to vapours, fumes and mists.
Skin: No hazard expected if used in moderation.
Eyes: No direct hazard is expected but possible contact with any chemical must always be avoided.
Ingestion: Irritating and nauseating.
No carcinogenic, mutagenic or genetic effects established
May have short term environmental effects. Contain, monitor & remove.

SECTION 4. FIRST AID MEASURES
Inhalation: Move to fresh air.
Skin: Always wash after handling chemical substances.
Eyes: In case of any contact and discomfort rinse well with water and seek medical advice.
Ingestion: Wash mouth with plenty of water. Do NOT induce vomiting. Seek medical attention.

SECTION 5. FIRE FIGHTING MEASURES
Dried residues - combustible with toxic fumes.
No direct explosion hazard expected.

SECTION 6. ACCIDENTAL RELEASE MEASURES - SEE ALSO SECTIONS 5, 8, 13
Contain & collect. Keep out of drains and sewers

SECTION 7. HANDLING AND STORAGE
Store separately from any reactive substances - oxidisers in particular.

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION
SAPMA Rating: 4-H-C PPE: Eye protection
Inhalation: In case of insufficient ventilation, use suitable respiratory protection.
Skin: Use only as directed.
Eyes: Avoid direct contact. Never touch eyes with dirty hands or gloves.
Ingestion: Observe the rules for hygiene. Wash before eating, drinking or smoking.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES
Chemical class: Non-hazardous material Description: Viscous liquid Smell: Pungent
FlashPoint (C): N/A

SECTION 10. STABILITY AND REACTIVITY
Stable under normal conditions
Inert - no reaction with fire-fighting water

SECTION 11. TOXICOLOGICAL INFORMATION
No carcinogenic, mutagenic or genetic effects established

SECTION 12. ECOLOGICAL INFORMATION
May have short term environmental effects. Contain, monitor & remove.

SECTION 13. DISPOSAL INFORMATION
Use reputable waste disposal contractors. Exercise caution in disposal of used containers.

SECTION 14. TRANSPORT INFORMATION
Not classified as dangerous for transport

SECTION 15. REGULATORY INFORMATION
EC no. : N/A
EC Classification: Not classified as hazardous
S2 - Keep out of reach of children. (Retail sales items)

SECTION 16. OTHER INFORMATION
IN CASE OF ANY DISCOMFORT ALWAYS SEEK MEDICAL ADVICE.

This MSDS conforms to General Administrative Regulations of 6 Sept.1996 (ISO-11014/ANSIZ400.1.1996)
OELs derived from OHS Act Regulations for Dangerous Chemical Substances of 25 Aug.1995 (EH-42)
SAPMA Rating - South African Paint Manufacturers Association Guide to Health Hazards (SABS ARP 006:1991) All information is given in good faith but without guarantee in respect of accuracy. No responsibility is accepted for errors or omissions or the consequences thereof.