



We create chemistry

Distributed by: **BEST MATERIALS®**
Ph: 800-474-7570, 602-272-8128 Fax: 602-272-8014
www.BestMaterials.com Email: Sales@BestMaterials.com

Technical Data Guide

7 | 07 19 23
Water
Repellents

MasterProtect® H 185

High-performance, breathable, water-based, patented silane/siloxane blended water-repellent sealer for lightweight block

FORMERLY ENVIROSEAL® PBT

PACKAGING

- 5 gallon (19 L) pails
- 54 gallon (205 L) drums

COLOR

Milky white; dries clear

YIELD

- Block (lightweight):
25–60 ft²/gal (0.6–1.5 m²/L)
- Porous concrete:
60–150 ft²/gal (1.5–3.7 m²/L)

A test area is recommended to determine actual coverage rates. Coverage rates will vary greatly with the porosity of the substrate.

STORAGE

Store in unopened containers in a clean, dry area between 35 and 110° F (2 and 43° C). Keep from freezing.

SHELF LIFE

1 year when stored properly

VOC CONTENT

Less than 118 g/L less water and exempt solvents.

DESCRIPTION

MasterProtect H 185 is a high-performance, water-based, clear, silane/siloxane sealer designed to provide long-term protection for the most challenging split-faced and lightweight block as well as standard CMU.

PRODUCT HIGHLIGHTS

- Water repellency extends life of building
- Treats lightweight block and CMU providing long-lasting protection against moisture intrusion
- VOC Compliant for EPA and most regional jurisdictions
- Excellent water bead so the substrate maintains dry appearance during rainfall
- Transparent and non-staining; does not alter surface appearance
- Breathability allows interior moisture to escape without damaging sealer
- Easy to apply

APPLICATIONS

- Vertical
- Interior or exterior
- Above grade

SUBSTRATES

- Concrete block
 - Lightweight
 - Integrally colored
 - Split faced
- Porous concrete surfaces

HOW TO APPLY

SURFACE PREPARATION

1. Surfaces should be clean, dry, and free of alkali, efflorescence, sand, surface dust or dirt, oil, grease, chemical films, and other contaminants. Concrete surfaces should be fully cured.
2. Air, material, and surface temperatures should be 40° F (4° C) or higher during application and curing. Surfaces can be slightly damp prior to application, but for best results and maximum penetration of sealer, a dry surface is recommended. Do not apply sealer when temperatures are expected to fall below 40° F (4° C) within 4 hours of completed application.
3. Repoint any loose or disintegrated mortar and allow a minimum of 72 hours drying time before application. Install caulking and sealant before application, allowing a minimum of 6–12 hours curing time (or until set). Contact Technical Service for recommendations.

APPLICATION

1. Test a small area of the surface (generally a 5 by 5 ft [1.5 by 1.5 m] section) before starting general application of any clear penetrating sealer to ensure desired performance results, aesthetics and coverage rates. Allow 2 weeks for the product to fully react before evaluating. Refer to Appendix HY-3: Test Area Application.

Technical Data

Composition

MasterProtect H 185 is a water-based proprietary blend of silane and siloxane.

Typical Properties

PROPERTY	VALUE
Specific gravity, kg/L	1.0
Density, lb/gal	8.38
Penetration, in (mm), average depth depending upon substrate	1⁄16 – 1⁄4 (1.5–6)
Yellowing	None
Efflorescence	Highly resistant
Drying time for recoat, min (if necessary)	30
Surface appearance after application	Unchanged

Test Data

PROPERTY	RESULTS	TEST METHOD
Flash point, ° F (° C)	> 212 (> 100)	ASTM D 3278
Water repellency, % reduction in water absorption	> 95	ASTM C 140
Water permeance, % reduction, leakage on block wall	99	ASTM E 514
Test results are averages obtained under laboratory conditions. Reasonable variations can be expected.		

2. Mix material thoroughly before and during application.
3. Apply by low-pressure, non-atomizing spray.
4. Apply a mist coat of MasterProtect H 185 immediately before application to help break surface tension and assist with maximum penetration.
5. Flood surfaces to saturation by applying from the bottom up, with a controlled 8–10" (20 cm) material rundown to ensure maximum penetration into substrate.
6. Extremely porous substrates may require 2 coats. Application of the second coat should proceed with a wet-on-wet application. Refer to Appendix HY-1: Sealing Lightweight Block.

DRYING TIME

Typical drying time for MasterProtect H 185 is 4 hours at 70° F (21° C) and 50% relative humidity. Cooler temperatures or higher relative humidity can extend the drying time.

CLEAN UP

Clean equipment and tools with hot soapy water. Overspray can be cleaned immediately with hot soapy water. Dried residue can be cleaned with a mild citrus-based cleaner or very hot water, then scrubbed with a soft-bristle brush.

FOR BEST PERFORMANCE

- Keep material from freezing.
- Do not dilute MasterProtect H 185.
- Do not apply during inclement weather or when inclement weather is anticipated within 2 hours.
- To prevent damage to nearby shrubbery and landscaping, cover or protect with drop cloth.
- Variations in the texture and porosity of the substrate will affect the coverage and performance of the product.
- Protect asphalt-based products such as roofing materials or plastic products from overspray
- MasterProtect H 185 will not inhibit water penetration through unsound or cracked surfaces or surfaces with defective flashing, caulking, or structural waterproofing.
- Make certain the most current versions of product data sheet and SDS are being used; visit master-builders-solutions.basf.us to verify the most current version.
- Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and are not for supervising or providing quality control on the jobsite.

HEALTH, SAFETY AND ENVIRONMENTAL

Read, understand and follow all Safety Data Sheets and product label information for this product prior to use. The SDS can be obtained by visiting www.master-builders-solutions.basf.us, e-mailing your request to basfbscst@basf.com or calling 1(800)433-9517. Use only as directed.

**For medical emergencies only,
call ChemTrec® 1(800)424-9300.**

LIMITED WARRANTY NOTICE

BASF warrants this product to be free from manufacturing defects and to meet the technical properties on the current Technical Data Guide, if used as directed within shelf life. Satisfactory results depend not only on quality products but also upon many factors beyond our control. BASF MAKES NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ITS PRODUCTS. The sole and exclusive remedy of Purchaser for any claim concerning this product, including but not limited to, claims alleging breach of warranty, negligence, strict liability or otherwise, is the replacement of product or refund of the purchase price, at the sole option of BASF. Any claims concerning this product must be received in writing within one (1) year from the date of shipment and any claims not presented within that period are waived by Purchaser. BASF WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR PUNITIVE DAMAGES OF ANY KIND.

Purchaser must determine the suitability of the products for the intended use and assumes all risks and liabilities in connection therewith. This information and all further technical advice are based on BASF's present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights, nor shall any legal relationship be created by or arise from the provision of such information and advice. BASF reserves the right to make any changes according to technological progress or further developments. The Purchaser of the Product(s) must test the product(s) for suitability for the intended application and purpose before proceeding with a full application of the product(s). Performance of the product described herein should be verified by testing and carried out by qualified experts.

Distributed by: **BEST MATERIALS®**
Ph: 800-474-7570, 602-272-8128 Fax: 602-272-8014
www.BestMaterials.com Email: Sales@BestMaterials.com

BASF Corporation
Construction Systems

889 Valley Park Drive, Shakopee, MN 55379
www.master-builders-solutions.basf.us

Customer Service 1(800)433.9517
Technical Service 1(800)243.6739

