



**ZINSSER® WATERTITE® LX ULTRA  
MOLD & MILDEW PROOF WATERPROOFING PAINT**

**DESCRIPTION AND USES**

Zinsser® WaterTite® LX Ultra Mold & Mildew Proof Waterproofing Paint is a modified acrylic copolymer concrete and masonry waterproofing paint and finish. It is designed to form an impermeable barrier to water on interior and above or below grade exterior, vertical or horizontal, concrete block (not lightweight block) and cast-in-place concrete. It stops moisture from entering basement or cellar walls and stops water from exiting when applied to canals or holding basins. It is ideal for use on fountains, reflecting pools, planters, retaining walls, privacy fences, and more.

It is an excellent block filler for use in wet areas where epoxy finishes are to be applied, such as car washes, restrooms, etc. It is not recommended for use in swimming pools or use in contact with potable water. WaterTite LX Ultra meets ASTM D-7088 Resistance to Hydrostatic Pressure and ASTM D-6904 Resistance to Wind Driven Rain.

**PERFORMANCE CHARACTERISTICS**

- Water-based, very smooth, bright white, very low odor
- Paintable with latex, oils, epoxies
- Easy soap and water clean up
- Fast drying – recoat in 2-3 hours
- Resist efflorescence
- Resist 20 PSI of water pressure
- Covers 100 square feet per gallon

**PRODUCTS**

SKU	DESCRIPTION
271098	1 Quart
270267	1 Gallon
270268	3 Gallons
270269	5 Gallons

**PRODUCT APPLICATION**

**SURFACE PREPARATION**

Surfaces must be clean, dry and sound, and free of dirt, efflorescence, mold, algae, sandy mortar or any material that could compromise coating adhesion. New concrete must be cured for at least 7 days prior to coating. Test cast concrete for the presence of form sealers or release agents by sprinkling with water. If the surface turns dark with the water, WaterTite LX Ultra can be applied. If not, the surface must be chemically cleaned or mechanically abraded to remove release agents.

**PRODUCT APPLICATION (cont.)**

**SURFACE PREPARATION (cont.)**

Clean porous surfaces like uncoated concrete block by sweeping or blowing down with oil-free, compressed air. Wash, vacuum, scrape, wire brush or mechanically abrade dense concrete surfaces. If surfaces are pressure washed, allow to dry three days prior to coating. Remove exterior mildew with Jomax® House Cleaner & Mildew Killer or equivalent. Remove efflorescence with WaterTite Etch® or equivalent. Rinse the surface thoroughly after chemical cleaning. Un-rinsed acid salts may cause premature coating failure. Surface can be damp but not glistening with water at time of application. WaterTite LX Ultra can be applied over previously painted surfaces. However, the waterproofing ability is dependent upon the integrity and moisture resistance of the prior coating. For maximum waterproofing performance, apply WaterTite LX Ultra over uncoated surfaces.

**Soundness of Surface** - Surface of concrete and mortar joints must be hard and firm - not loose or sandy. The surface is unsound if it can be scraped or gouged with a flat screw driver using moderate pressure. Unsound mortar or deteriorated concrete should be removed and repaired prior to coating. Cracks and joints must be sealed with WaterTite Hydraulic Cement (15 minute dry time) and/or WaterTite Polyurethane Sealant (72 hour cure) or equivalent products. When waterproofing exterior, above grade walls, parapet walls must be capped and the backside sealed with a flexible waterproofing membrane.

**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](http://www.epa.gov/lead).



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**PRODUCT APPLICATION (cont.)**

**APPLICATION**

Mix thoroughly to ensure any settled pigment is re-dispersed before application. **DO NOT THIN.** Apply only when air, material, and surfaces temperatures are between 50-90°F (10-32°C) and the relative humidity is or less than 85%. Apply two or three coats, depending on the surface and job requirements to form a continuous pin-hole free coating. Apply the first coat using a high quality synthetic brush or ¾" nap roller. WaterTite LX Ultra can be spray applied with an airless sprayer or conventional sprayer. Follow manufacturer's application instructions. If using a roller, back brush the first coat to work the coating into the concrete pores. It is more important to work the first coat into the surface than for it to hide the substrate. The second coat can be rolled or brushed on. For very porous or rough surfaces, a third coat may be required if pin-holes are evident.

**COLOR/TINTING**

WaterTite LX Ultra Mold & Mildew-Proof Waterproofing Paint produces a smooth, bright white finish. It can also be tinted to other off-white and pastel tones. Maximum amount of tint should not exceed 2 ounces of universal colorant per gallon. Mix on a mechanical shaker for 7-9 minutes or use a drill motor. Multiple containers of tinted paint should be boxed (intermixed) to ensure color uniformity.

**PRODUCT APPLICATION (cont.)**

**DRY AND RECOAT**

Dry and recoat times are based on 70°F and 50% relative humidity. Lower temperatures and higher humidity will increase dry time. Dries to the touch in 2 hours. Allow the first coat to dry a minimum of 2 hours before applying the second coat. After the second coat has dried, inspect the surface for pinholes. Reapply additional paint to those areas as necessary. Protect from rain for 8 hours after application.

**LIMITATIONS**

WaterTite LX Ultra is not an elastomeric and will not expand and contract with movement in the substrate. It will not provide protection against moisture penetration through cracks in mortar, expansion joints or junctures between dissimilar materials. WaterTite LX Ultra will not penetrate and fill inaccessible surfaces, unopened bug-holes, raked mortar joints, etc. Do not use on glazed or non-porous surfaces.

**CLEAN UP**

Clean hands and tools with soapy water. Drips and runs should be removed immediately. Once dry, drips and runs can be removed by sanding or stripping.



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**PHYSICAL PROPERTIES**

		<b>WATERTITE LX ULTRA MOLD &amp; MILDEW-PROOF WATERPROOFING PAINT</b>
<b>Resin Type</b>		Styrene Acrylic Copolymer
<b>Pigment Type</b>		Titanium Dioxide
<b>Solvents</b>		Glycol Ethers, Texanol, Water
<b>Weight</b>	<b>Per Gallon</b>	11.8 lbs.
	<b>Per Liter</b>	1.42 kg
<b>Solids</b>	<b>By Weight</b>	62.0%
	<b>By Volume</b>	42.3%
<b>Volatile Organic Compounds</b>		100 g/l (0.83 lbs./gal.)
<b>Recommended Dry Film Thickness (DFT) Per Coat</b>		5.0-6.0 mils (125-150µ)
<b>Wet Film to Achieve DFT (unthinned material)</b>		12.0-14.0 mils (300-350µ)
<b>Theoretical Coverage at 1 mil DFT (25µ)</b>		678 sq. ft./gal. (16.7 m <sup>2</sup> /l)
<b>Practical Coverage at Recommended DFT (assumes 15% material loss)</b>		100-125 sq. ft./gal. (2.5-3.1 m <sup>2</sup> /l) Coverage may change depending on porosity and application method.
<b>Dry Times at 70-80°F (21-27°C) and 50% Relative Humidity</b>	<b>Touch</b>	2 hours
	<b>Recoat</b>	2-3 hours
	<b>Full Cure</b>	7-14 days
<b>Shelf Life</b>		4 years
<b>Safety</b>		For additional information, see SDS

Calculated values are shown and may vary from the actual manufactured material.

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