

BRUSH & ROLLER ECOSEALER 5400
Water Based Alkaline Resistance Wall Sealer



BRUSH & ROLLER Ecosealer 5400 is a water-based alkaline resistance acrylic sealer for exterior & interior application on plastered wall, concrete, brick, gypsum board & etc. It serves as a protective barrier for the finishing topcoat against alkaline effects & moisture from the substrate. It is a specially designed green product that has less of an environmental impact & less detrimental to human health. It is water resistant, fast drying, good hiding & easy-to-apply, having good adhesion property and ideal for use in repainting works or fast-track projects where fast completion of works is of major concern.

Features & Benefits:

Alkaline Resistance to prevent the effect of alkali that causes discoloration on wall surface. **Good Hiding & Easy-To-Apply** that provides effortless application with smooth finish. **Good Adhesion** to ensure perfect binding between substrate surface & topcoat for lasting paint performance. **Fast Drying** that saves time & manpower where fast completion of works is of major concern. **APEO, Formaldehyde & Heavy Metal FREE** without causing toxic effects in humans or contaminating food chains. **Low VOC** helps preserve the environment.

Standard Packing : 5 litres & 18 litres

Technical Information

Binder : Styrene Acrylic
 Finish : Matt
 Color : White
 Thinner : Water
 Volume Solid : 40% by volume
 Dry Film Thickness : 30 - 35 microns / coat
 Theoretical Coverage : 11 - 13 m² / litre / coat (actual coverage may vary from 20 – 50% due to loss factors such as surface profile, application method, dry film thickness, surrounding condition & etc)
 No. of coats : 1 coat
 Touch Dry : 15 minutes (depends on temperature and humidity)
 Recoating Interval : 2 hours
 Shelf Life : Minimum 12 months if properly stored

Typical Painting System

Substrate	Sealer / Primer (1 coat)	Topcoat (2 coats)
New Masonry	BRUSH & ROLLER Ecosealer 5400	BLUE-i Emulsion, Trade
Previously Painted Masonry	BRUSH & ROLLER Ecosealer 5400	BLUE-i GOLD, Emulsion, Trade / BRUSH & ROLLER Ecoshield, Ecotouch

Application Methods

Brush / Roller : Dilute up to 5% of water if necessary
 Conventional Air Spray : Dilute up to 20% of water if necessary
 Airless Spray : Dilute up to 5% of water if necessary
 Handling : Stir the paint thoroughly until completely mixed before painting
 Clean Up : Clean all paint equipment with clean water immediately after use

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Surface Preparation

Ensure the surface to be painted is clean, dry & free from dirt, oil, grease & other contaminants. Remove all loose or powdery residues by brushing or scraping with a stiff fibre brush under running water or by using high pressure water jet. Areas affected by mould, lichen, algae or fungus must be treated with **MCI Micro Kill**. Repair defects with a suitable filler or putty. Avoid painting where surface is high in moisture content or during wet weather (recommended painting specification requires moisture content of the surface to be below 16% as measured by protimeter and alkalinity of the surface below pH9).

Storage

Keep container tightly closed and in a secure upright position, store in a cool and shady place, do not expose directly to sunlight and extremes of temperature. Keep out of reach of children.

Safety, Health and Environment

Ensure good ventilation during painting, do not breathe vapour or spray mist. Keep doors and windows open during application and drying. It is advisable to wear mask and eyes protector while applying. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. In case of accidental ingestion, **DO NOT INDUCE VOMITING**, seek immediate medical advice. To remove splashes of paint from skin by using water and soap or skin care product. Do not empty paint into drains or water courses, dispose of any paint waste in accordance with the appropriate Environmental Quality Regulations.

Materials Safety Data Sheet (MSDS) is available upon request.

Hazard Statement

This product is not classified as Hazardous under Malaysia's CLASS Regulations.

Limitation of Liability

Liability of MCI Paint Sdn Bhd on any claim of any kind, including claims based upon negligence of MCI Paint Sdn Bhd, for any loss or damage arising out of, connected with, or resulting from the use of the products, shall in no case exceed the purchase price allocable to the products or part thereof which give rise to the claim. In no event shall MCI Paint Sdn Bhd be liable for consequential or incidental damages.

Disclaimer

The above information is given to the best of our knowledge based on laboratory tests and practical experiences. However, since we cannot anticipate or control the many conditions under which our products may be used, we can only guarantee the quality of the product itself. We reserve the right to change the given information without prior notice due to production refinements arising from continuing research and development, which may result in changes in the paint properties.