



Joint Stabilizing Sealer



Summary

Joint Stabilizing Sealer seals the surface of the block paving creating a natural looking satin sheen while simultaneously bonding the pavingstone joint sand.

Uses

Interlocking concrete, clay and natural stone paving

Secondary Uses

Retaining walls, block walls, brick masonry walls, manufactured stone, porous or unglazed tile

Features

Benefits

Natural look	Dual purpose surface and joint sand stabilizer
Breathable	No whitening
Immediate application	Seal immediately, no waiting period
Stabilized joint sand	Significantly reduces weeds and insect infestations
Satin sheen finish	Attractive beautifying finish
Bonds joint sand	Reinforces structural integrity
Stain protection	Easy clean barrier
Film forming	No wear patterns
Water resistant	Protects from the environment
Antifade	Maintains surface colors
Salt guard	Protects against freeze-thaw damage
Ready to use	No mixing
Longevity	2 – 4 years
Eco-friendly	Solvent free, will not kill plants or damage building materials

Product Description

BP Pro Joint Stabilizing Sealer is designed specifically for use on block paving to stabilize joint sand and seal the paver surface. It is a water-based single component polymer that penetrates into the pores and seals the surface with a coating that gives you a natural looking satin sheen. Joint Stabilizing Sealer is a green product that is solvent free and environmentally friendly. It is VOC, EPA, OSHA and FDA compliant. It is non-hazardous and non-toxic and has the consistency of water. It is milky white with a slight odor when in its liquid state and dries clear. It can be used indoors and outdoors and on both new and existing projects because it is safe and UV stable. Joint Stabilizing Sealer can be applied immediately after pavement completion because it will not whiten and will not trap efflorescence. The product is easy to install and offers increased stain protection and protection from the elements. Cured product is heat and freeze resistant.

Surface Preparation

All surfaces must be clean, free from efflorescence and loose debris including dust and plant material prior to application of a BP Pro sealer product. The surface and the joint sand should be thoroughly dry. If the surface or joint sand contains moisture, this could affect the look of the material on the surface when it dries or penetrate into the joint sand impacting the joint sand stabilization itself. On older pavements and walls cleaning must be carried out and the surface must be dry to allow proper penetration of the materials into the substrate and to provide the best aesthetic results. In some cases it is necessary to remove existing sealer, penetrating or film forming, prior to carrying out work. The paver joints should be completely filled with dry, correctly graded ASTM C-144 jointing sand with the top level not exceeding the bottom of the chamfer or 1/8" below

the surface on a tumbled paver surface. A leaf blower is the recommended method to remove dust and fine sand particles from the surface and achieve the optimum joint sand height. We recommend that you use BP Pro cleaners created specifically for these surfaces and stains based on your unique conditions. Follow their specific instructions to accomplish your cleaning goals and properly prepare the surface.

Application Information

BP Pro Joint Stabilizing Sealer should be heavily flood coated onto the pavement to saturate the surface and joint sand to achieve the optimum surface seal and penetration to stabilize the joint sand. This flood coating can best be achieved by a low pressure high volume electric fluid pump (example sump pump) or on small projects by using a pump-up sprayer. Use coverage guidelines to ensure that you use the correct amount of material for your project and divide it into measured sections to ensure that it is applied as uniformly as possible. You must apply sufficient material to the surface to achieve joint sand saturation and penetration beginning the process of joint sand stabilization. A squeegee should be used to remove pooling and excess material from the surface and direct it into the joint sand to get better penetration. This is particularly important on projects subject to multiple vehicle high-speed traffic loadings, aggressive cleaning regimens or in freeze-thaw climates. Additional applications can be carried out to increase the coating offering a higher gloss and better stain resistance. Care should be taken to avoid over applications (see Precautionary Information to understand risks). Applications should cease in inclement weather including precipitation, high wind and excessive heat and cold. Material should not freeze in its liquid state during its curing process as this may impact the effectiveness of the joint sand bond. Clean all application equipment with water and do not allow material to dry in containers as removal becomes more difficult. We recommend BP Pro application equipment including the Kit that does 3,000 – 6,000 square feet per hour, the Cart that does 1,000 – 3,000 square feet per hour and a Pump Sprayer that does 500 – 1,500 square feet per hour. Call 866-61-BPPro or visit our website www.BPpro.biz for more information.

Drying Time

These suggestions will be effected by weather and surface conditions so please take these factors into consideration.

Dry time	30 minutes – 3 hours the surface should be dry to the touch
Cure time	24 hours for initial joint sand stabilization which occurs quickly, but complete curing will take additional time
Vehicle and precipitation	24 hours

Maintenance

Pavements should be correctly maintained to get the best performance from both the pavement and BP Pro Joint Stabilizing Sealer. BP Pro sealers and protective treatments are compatible with BP Pro cleaners and maintenance products and can be used to remove organic and inorganic stains like oils, food and beverages and mineral deposits from the pavement surface. Test cleaners in inconspicuous areas prior to cleaning and always thoroughly rinse off surface after cleaning. Hot water pressure washer should be used in conjunction with BP Pro cleaners for best results; heat will significantly improve results when extracting the residue from oil based stains (call for correct cleaning practices). Care should be taken to ensure that excessive pressure is not utilized, as it may erode joint sand and could damage the surface of your Hardscape. BP Pro Joint Stabilizing Sealer will not show wear patterns and topical resealing can be carried out frequently without showing significant aesthetic differences on the surface although testing should be done to verify this on your pavement. Re-applications should be carried out every 2 - 4 years depending on type of pavement, usage and wear. We recommend using BP Pro cleaning equipment to maintain these pavements call 866-61-BPPro or visit our website www.BPpro.biz for more information.

Storage and Handling

Containers should be properly sealed and protected from freezing. Temperature should range between 50°F - 100°F.



Joint Stabilizing Sealer

Product Specifications

VOC:	Under 35 g/l
Weight Per Gallon:	8 lbs
Flash Point:	N/A
Appearance:	Milky white liquid
Odor:	Mild
Package Viscosity:	23 Zahn Cup #2
Hardness:	13
Solids: (average)	
By Weight	22%
By Volume	23%
Packaging: (average)	Available in gallons, 5 gallon pails and 55 gallon drums
4 -1 gallon plastic jugs per case	10 Lbs
1 -5 gallon pail	45 Lbs
1 -55 gallon drum	480 Lbs
Shipping description: (CFR 49)	
Ground regulations	Not Regulated
Air regulations	Not Regulated
Vessel regulations	Not Regulated
Required label	None
Required marking	None
Uniform Fire Code: (CFR 29)	Non Combustible
HMIS Ratings:	H – 1; F – 0; R – 0; PP – H

Precautionary Information – Read Prior to Using Product

Use adequate ventilation and wear protective clothing, eyewear, gloves and breathing aids, when working in confined spaces. Harmful if swallowed, inhaled or absorbed through skin. Wash hands thoroughly after handling and keep containers closed when not in use. Avoid breathing vapor mist and avoid direct contact with skin (see Material Safety Data Sheet).

Excessive applications or over-applications can cause surfaces to become slippery and cause undesirable aesthetic results. Stains and moisture should not be present prior to application as it can also impact the performance and look of the product. Testing is always recommended to ensure both proper physical and aesthetic properties prior to starting a project. Never try to seal wet or damp surfaces. A minimum temperature of 45°F must be maintained for 24 hours prior to application. Working time is reduced when temperatures are above 90°F so it is recommended that sealing take place during cooler temperatures. Work shall cease in inclement weather.

Shelf Life

Shelf life is up to 2 years

Coverage*

Surface:	sf/gal	sm/l
Block Paving	75-150	1.8 to 3.7
Retaining Walls**	50-200	1.2 to 4.9
Block Walls	75-150	1.8 to 3.7
Brick Masonry	150-300	3.7 to 7.4
Manufactured Stone	150-300	3.7 to 7.4
Concrete Surfaces	150-400	3.7 to 9.8

*Actual coverage may vary depending on the type, age, condition, joint size, and porosity of the surface, application method and other local conditions like excessive heat. These coverage rates are to our best knowledge, accurate and true.

** Double application suggested on these surfaces.

Packaging/Sizes

Package:	Per Pallet:
1 gallon / 4 per case	36
5 gallon pails	36
55 gallon drums	4
Larger bulk containers available	

Limitations

Not recommended for ceramic tile, marble (granite), porcelain and terrazzo. Do not use where hydrostatic pressure is possible.

First Aid

EYES: In case of contact immediately flush out eyes for 15 minutes with cool tap water removing contact lenses after process if they were not already flushed out. Contact a physician if irritation persists or later develops. **SKIN:** In case of contact, wash with soap and water. Remove contaminated clothing and shoes. Do not reuse until cleaned. Contact a physician if irritation persists or later develops. **INHALATION:** Remove to fresh air. If not breathing, give artificial respiration. If breathing is difficult, give oxygen. Get immediate medical attention. **INGESTION:** If swallowed get medical attention immediately. **DO NOT** induce vomiting.

Product Warranty

Manufacturer warrants its products conform to the published Product Specifications on Product Information Sheet and Material Safety Data Sheet. No other warranties are expressed or implied, including those of merchantability or fitness for any purpose not expressly set forth herein. The user must conduct testing and determine suitability of the products for their particular use. Manufacturer and any seller's liability for incidental or consequential damage hereunder shall not exceed the purchase price or replacement cost of the product used. (See full details on Product Information Sheet online at www.BPpro.biz) The statements made on all published information including Labels, Product Bulletins, Product Information Sheets and Material Safety Data Sheets or by any of BP Pro's employees or agents concerning this product are given for general information only. Due to variables beyond BP Pro's control in application, surface preparation, temperature, humidity and other variable factors as well as design and installation on the surfaces that could limit performance of these products BP Pro assumes no liability for any claim that may arise out of use of its products. All information provided by BP Pro is to the best of our knowledge, accurate and true.

Assistance & additional Information

Consult BP Pro for specification assistance and design detailing. Sales support is offered through Sales Representatives located throughout the United States, as well as internationally.