



HP | HIGH PERFORMANCE

HP1270 Acrylic Sealer / Finish

General Description

HP1270 Acrylic Sealer/Finish is an interior/exterior fast drying water-based low-sheen clear coating formulated as a seal coat and/or finish for bare concrete floors and other masonry surfaces. This product is designed for easy application, to reduce water penetration or erosion, efflorescence, spalling, and chalking without changing the natural appearance of the substrate.

- Rapid dry-Recoat in 2 hours
- For use on horizontal and vertical surfaces
- Can be used over a variety of substrates
- Ideal for floors

Usage

Unpainted masonry, weathered masonry, topcoat over low gloss latex coatings, Interior wood, tilt-up walls, sealer under elastomeric coatings, plaster, and brick.

Colors	Clear (00)
Colorant System	Do Not Tint

Technical Data

Vehicle	Acrylic
Volume Solids	12 ± 2%
Spread Rate Per Gallon	275 – 350 Sq. Ft.
Recommended	Wet: 4.6 – 5.8 mils
Film Thickness	Dry: 0.5 – 0.7 mils
Depending on surface texture and porosity, apply at 275 sq. ft. per gallon when used as a sealer and 350 sq. ft. per gallon when used as a topcoat.	
Dry Time @ 77 °F	To Touch: 1 hour
(25 °C) @ 50% RH	To Recoat: 2 hours
High humidity and cool temperatures will result in longer dry, recoat and service times.	
Surface Temperature	Min: 50 °F
During Application	Max: 90 °F
Viscosity	78 ± 4 KU
Flash Point	NA
Sheen / Gloss	30 – 40 @ 60°
Clean Up	Water
Thinner	Do not thin
Weight Per Gallon	8.5 lbs.
Storage Temperature	Min: 40 °F
	Max: 90 °F
VOC	< 200 g/L

Surface Preparation

All surfaces must be sound, dry, clean and free of oil, grease, dirt, mildew, form release agents, curing compounds, loose and flaking paint and other surface contaminants. Clean all surfaces using HP6000 Oil & Grease Emulsifier.

New Surfaces: Concrete Floors:

All masonry surfaces must be allowed to cure a minimum of 30 days before painting. Acid etch using a concrete etching solution or abrasive blast all slick, glazed concrete or concrete with laitance. For acid etching, follow all manufacturer directions and safety instructions. Rinse thoroughly and allow to dry.

Unpainted Weathered Masonry:

Walls – Loose, sandy masonry should be dry-brushed.

Previously Painted Surfaces:

Clean using HP6000 Oil & Grease Emulsifier or solvent washed as outlined above. Dull glossy surfaces by sanding. Remove all loose, flaking or peeling paint prior to application.

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 Informational Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Limitations

- Do not exceed recommended dry film thickness when used on floors
- Appears milky when applied; dries clear
- Not resistant to strong chemicals
- Latex paint must be fully cured prior to top coating with HP1270

Compliance & Certifications

OTC	✓
OTC II	✓
CARB	✓
CARB07	✓
CARB19	✓
UTAH	✓
AZMC	✓
SCAQMD	-

Suitable for use in USDA inspected facilities.

Application

Stir thoroughly before and occasionally during use. All new or uncoated surfaces should be coated with one or two coats at a minimum spread rate of 275 square feet per gallon. Do not allow to puddle.

Spray, Airless:

Pressure / 1,000 – 1,500 PSI
Tip / 0.011 – 0.015

NOTE: Do not apply if material, substrate or ambient temperature is below 50 °F (10 °C) or above 90 °F (32 °C). Relative humidity should be below 85%. Do not apply if within 5 degrees of dew point or if rain is expected within 12 hours of application.

Technical Assistance

Available through your local authorized independent Benjamin Moore retailer.

call 1-866-708-9180
visit www.benjaminmoore.com

Clean Up

Clean all equipment immediately after using with soap and water. Spray equipment should be given a final rinse with mineral spirits to prevent corrosion.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry, empty containers may be recycled in a can recycling program. Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.

Environmental Health & Safety Information

Not a hazardous substance or mixture according to the Globally Harmonized System (GHS).

Keep container closed when not in use. In case of spillage, absorb with inert material and dispose of in accordance with local regulations. Wash thoroughly after handling.



WARNING Cancer and Reproductive Harm— www.P65Warnings.ca.gov
Refer to the product label & Safety Data Sheet for product specific information.

IN CASE OF SPILL – Absorb with inert material and dispose of as specified under “Clean Up”.

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING
FOR PROFESSIONAL USE ONLY**

**Refer to Safety Data Sheet for additional
health and safety information.**