

MasterProtect® H 177

High-performance, breathable, water-based, silane/siloxane water-repellent sealer

FORMERLY ENVIROSEAL® DOUBLE 7 FOR BRICK

PACKAGING

- 1 gallon (3.8 L) jugs
- 5 gallon (19 L) pails
- 54 gallon (205 L) drums

COLOR

Milky white; dries clear

YIELD

- Brick: 100–175 ft²/gal (2.4–4.3 m²/L)
- Stucco: 80–140 ft²/gal (2.0–3.5 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 clean, unopened containers in a dry area between 35 and 110° F (2 and 43° C). Keep from freezing.

SHELF LIFE

18 months when properly stored

VOC CONTENT

Less than 250 g/L less water and exempt solvents.

DESCRIPTION

MasterProtect H 177 is a high-performance, water-based, VOC-compliant, clear silane/siloxane sealer designed for dense, vertical masonry surfaces like hard-burnt brick.

PRODUCT HIGHLIGHTS

- Water repellency extends life of building
- Treats brick and mortar providing long-lasting protection against moisture intrusion
- VOC compliant for EPA and most regional jurisdictions
- Excellent water bead so 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

- Brick
- Stucco
- Aged limestone

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 5–7 days for the product to fully react before evaluating.

Technical Data

Composition

MasterProtect H 107 is a water-based blend of silane and siloxane.

Typical Properties

PROPERTY	VALUE
Solids and active ingredients, % by weight	12
VOC content, lbs/gal (g/L)	< 2.09 (< 250)
Specific gravity, kg/L	1.0
Density, lbs/gal	8.3
Penetration, in (mm), average depth, depending upon substrate	1/16–3/8 (1.6–9.5)

Test Data

PROPERTY	RESULTS	TEST METHOD
Flash point, ° F (° C)	> 212 (> 100)	ASTM D 3278
Leakage on brick wall, % reduction	> 94.8	ASTM E 514
Moisture-vapor transmission rate, at 75° F (24° C)		ASTM D 1653
g/ft²/24 hours,	49.8	
% of untreated substrate	86	
Accelerated weathering, 1,500 hrs	No change	QUV
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 177 immediately before application to help break surface tension and assist with maximum penetration.
5. Flood surfaces by applying from the bottom up, applied to saturation, with a controlled 8–10" (20 cm) material rundown to ensure maximum penetration into substrate.
6. Extremely porous substrates may require 2 coats. Apply the second coat as soon as initial surface drying of the first coat has become visible.

DRYING TIME

Typical drying time for MasterProtect H 177 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 177.
- Do not apply during inclement weather or when inclement weather is anticipated within 12 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 177 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 www.master-builders-solutions.com/en-us to verify the most current version.
- Proper application is the responsibility of the user. Field visits by Master Builders Solutions 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.com/en-us, e-mailing your request to mbsbscst@mbcc-group.com or calling 1(800)433-9517. Use only as directed.

IN CASE OF EMERGENCY: Call CHEMTEL +1 (800) 255-3924 or if outside the US or Canada, +1 (813) 248-0585.

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