



**ZINSSER® WATERTITE® PROFESSIONAL  
MOLD & MILDEW PROOF WATERPROOFING PAINT**

**DESCRIPTION AND USES**

Zinsser® WaterTite® Professional Mold & Mildew-Proof Waterproofing Paint is a low odor, oil-based water-proofing paint designed to waterproof interior and exterior concrete, stucco, cement, cinder block and other masonry surfaces. It is ideal for interior basement walls and for sealing concrete basement slabs prior to installing flooring. It is not recommended for foot traffic. It is also ideal for exterior foundations and retaining walls, above and below grade.

WaterTite Professional Mold & Mildew-Proof Waterproofing Paint is designed to be used as a two coat system. The first coat primes and seals the surface. The second (topcoat) completes the sealing process to ensure protection against water intrusion and mildew growth on the paint film. It is not recommended for potable water tanks, cisterns, bird baths or swimming pools, or as a primer or finish on floors subject to foot traffic.

**PERFORMANCE CHARACTERISTICS**

- Prevents water seepage through cement, masonry and concrete block walls and basement floor slabs
- Stops up to 34 lbs. of water pressure
- Prevents the growth of mold & mildew growth on the paint film
- Formulated with Portland Cement
- Can be applied to wet or dry surfaces
- Smooth, non-yellowing, non-grit eggshell finish
- Interior and exterior application, above and below grade
- Prevents recurring efflorescence
- Fast drying – recoat in 4 hours
- Suitable for alkaline surfaces up to 12.5 pH

**PRODUCTS**

SKU	DESCRIPTION
05001	1 Gallon
05003	3 Gallons
05000	5 Gallons

**PRODUCT APPLICATION**

**SURFACE PREPARATION**

Surfaces must be clean, preferably dry, sound and free of dirt, greases, soap, and other contaminants. New masonry must cure for at least 30 days before applying WaterTite Professional Mold & Mildew-Proof Waterproofing Paint. Salting or efflorescence (a white powdery deposit often found on walls) must be removed with WaterTite® Etch and Cleaner or a similar product. Follow manufacturer’s directions and safety precautions. Rinse the surface thoroughly with fresh water.

**PRODUCT APPLICATION (cont.)**

**SURFACE PREPARATION (cont.)**

Remove all existing mold and mildew. Use a solution of 1 cup household bleach per gallon of water or use a mildew cleaner or Jomax® Mold & Mildew Stain Remover. For commercial buildings, follow appropriate guidelines for mold removal. If there is a concern about mold and mildew behind walls, underneath flooring, in ventilation systems or other unseen areas, contact a professional who specializes in mold and mildew remediation). Remove mold and mildew on exterior surfaces with Jomax® House Cleaner and Mildew Killer.

Previously Painted Surfaces - It can be used over previously painted, non-glossy surfaces; however its waterproofing ability is then dependent upon the integrity of the previous coating. For best results, remove as much of the old coating as possible by manually scraping the surface, followed by thorough wire rushing. A belt sander with a 50 grit sanding belt is also effective. Exterior surfaces should be power washed or abrasive blasted to remove all loose and scaling paint and cement.

**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).

Patching Water Leaks and Cracks - All holes and cracks, especially active water leaks, must be patched with WaterTite Polyurethane Sealant or a similar product. Follow manufacturer’s directions for dry time, etc.

**APPLICATION**

Use in a well ventilated area. Extinguish all pilot lights and other sources of flames or ignition. Remove electrical equipment from the area.

Mix thoroughly to ensure any settled pigment is re-dispersed. DO NOT THIN. Stir occasionally during use.



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**PRODUCT APPLICATION (cont.)**

**APPLICATION (cont.)**

Apply only when air, material, and surface temperatures are between 50-90°F (10-32°C) and the relative humidity is or less than 85%. Liberally apply the first coat using a thick polyester bristle brush, or by rolling a small section (3x3 foot) and then using a brush to work the coating into the pores of the masonry. Apply as much paint as necessary to produce a continuous, pinhole free film. Use a 1" nap roller cover for unpainted, porous surfaces or a 3/4" nap roller cover for smooth or previously painted surfaces. The second coat can be brushed or rolled.

**COLOR/TINTING**

WaterTite Professional Mold & Mildew-Proof Waterproofing Paint tints easily to beige, blue, and gray (see back of container label). It can also be tinted to other off-white and pastel tones. Maximum amount of tint should not exceed 1.5 ounces (30 ml) 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 TIME**

WaterTite Professional Mold & Mildew-Proof Waterproofing Paint dries to the touch in 1 hour. Allow the first coat to dry a minimum of 4 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. After reaching its full cure in 7-14 days (slightly longer if tinted) WaterTite will stop up to 34 psi of water pressure. Do not apply if heavy rain is expected with 24 hours.

**LIMITATIONS**

WaterTite Professional Mold & Mildew-Proof Waterproofing Paint is not elastomeric and will not expand and contract with movement in the substrate and will not provide protection against moisture penetration through cracks in mortar, expansion joints or junctures between dissimilar materials. WaterTite Professional Mold & Mildew-Proof Waterproofing Paint 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**

Wipe up fresh spills and drips with a rag and paint thinner. To minimize solvent odors, use odorless mineral spirits and clean application tools outside of the work area.



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**PHYSICAL PROPERTIES**

		<b>WATERTITE PROFESSIONAL MOLD &amp; MILDEW-PROOF WATERPROOFING PAINT</b>
<b>Resin Type</b>		Oil-based Acrylic
<b>Pigment Type</b>		Titanium Dioxide, Portland Cement
<b>Solvents</b>		Isopar G
<b>Weight</b>	<b>Per Gallon</b>	12.5 lbs.
	<b>Per Liter</b>	1.50 kg
<b>Solids</b>	<b>By Weight</b>	74.0%
	<b>By Volume</b>	48.0%
<b>Volatile Organic Compounds</b>		<400 g/l (3.32 lbs./gal.)
<b>Recommended Dry Film Thickness (DFT) Per Coat</b>		8.0-9.0 mils (Each coat) (200-225µ)
<b>Wet Film to Achieve DFT (unthinned material)</b>		17.0-19.0 mils (Two coats required) (425-475µ)
<b>Practical Coverage at Recommended DFT (assumes 15% material loss)</b>		75 sq. ft./gal. (7.4 m <sup>2</sup> /l) (first coat) 100 sq. ft./gal. (9.8 m <sup>2</sup> /l) (second coat) 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>	1 hour
	<b>Recoat</b>	4 hours
	<b>Full Cure</b>	7-14 days
<b>Shelf Life</b>		5 years
<b>Flash Point</b>		116°F (43°C)
<b>Safety Information</b>		For additional information, see SDS

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

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