



PRODUCT PROFILE

DESCRIPTION

XL 70® “W” (Water-Based) is a water-based, high-build, advanced epoxy-acrylate resin system specially formulated to provide a weatherproof coating over cured or uncured concrete masonry surfaces. The ability to go over damp or high alkaline surfaces is a key feature. Available in smooth, sand, medium, and coarse textures.

FEATURES

- Breathable Film
- Tremendous Bond with Concrete
- One-Coat Application Over Manufacturer Approved Substrates
- Apply to Uncured or Damp Concrete
- Lasts For Years Longer Than Traditional Paints and Coatings
- Can Be Applied Without Primer Over Properly Prepared Approved Concrete Surfaces

BENEFITS

- One-Coat Application
- Lower Application Cost
- Reduced Application Time
- Lower Maintenance Costs
- Prevents Concrete Spalling
- Protects Concrete From UV, Moisture and Salts

RECOMMENDED PRIMERS/SUBSTRATES

Concrete, Cement Plaster, Cement Fiber Board, Block, Brick, and Other Manufacture-Approved Surfaces. May be used over Metal Trim areas but is NOT recommended for Metal Buildings.
Recommended Primer – Concrete Masonry Primer

PRODUCT APPLICATION

PREPATORY WORK

All surfaces must be sound and clean. Surface contaminants such as dust, dirt, mildew, form oils and loose laitance must be thoroughly removed. Loose, flaking, or oxidized paint surfaces must be thoroughly removed by abrasive-blasting, water-blasting, electric sanding, or wire brushing as required by the manufacturer.

Test the wall for coating acceptability prior to application of coating. This can be done by spraying the wall with water. If the water soaks into the wall, the wall is properly prepared and can be coated when dry. If the water beads up and is repelled, the wall requires further cleaning prior to application of the coating. Sack and patch shall not be applied over the coating. This practice may void warranty. All sacking and patching should be completed prior to coating application.

TEX-COTE® XL 70® can be applied over damp/uncured concrete surfaces. TEX-COTE® XL 70® can be applied without a primer on approved concrete surfaces. Large cracks, holes and voids must be filled in with cement patching compound which utilizes a bonding agent such as TEX-BOND®. Texture of patch shall match the existing surface. Cracks less than 1/32” shall be filled with FLEX-PATCH® compound. Cracks greater than 1/32” and less than 3/8” can be patched with TEX-COTE® SKIM•COTE™. Interfacing of wall joints should be sealed with a urethane-type sealant.

METALS

A detailed technical data sheet on surface preparation, degreasing, and etching is available for all applications on metal surfaces. Consult a local TEX-COTE LLC representative prior to commencing the application on metals. A sample wall is recommended for field approval by the architect, manufacturer’s representative, and contractor.

APPLICATION RATE

60-80 sf/gallon depending on texture selected and substrate porosity.

ROLL-ON APPLICATION METHODS

Short, medium, or long nap rollers can be used for standard applications, depending on texture desired. With fully loaded roller, apply first coat at approximately 120 – 160 sf/gal. Allow 24-hour curing. Apply second coat at approximately 120 – 160 sf/gal to achieve a pinhole free, continuous film. When rolling, apply first with vertical strokes, then cross roll for even film and desired appearance.

Note: Due to differences experienced in spraying textured materials, TEX-COTE LLC shall be contacted if the Contractor has never applied TEX-COTE® products. If deemed necessary, a TEX-COTE LLC Spray Tech shall be present at the start-up of a job site in which the contractor has never applied TEX-COTE® products.

SPRAY-ON APPLICATION METHODS

Provide spray equipment similar to Graco President, 10:1 pump or Graco GM 1030. A TEX-COTE® spray application manual is available upon request. The installer must comply with the following:

- Application of XL 70® must be at uniform, pinhole-free, continuous film thickness over the entire surface.
- Maintain a wet edge at all times to prevent lap marks. Avoid starting and stopping midway on the wall surface.



TECHNICAL DATA SHEET

Architectural & Protective Coatings XL 70® “W” (Water-Based)

PRODUCT APPLICATION

CLEAN-UP

For Dry Material: Use Methyl Ethyl Ketone (MEK) to remove. Attempt sample in concealed area first.

MAINTENANCE

For Wet Material: Use soap and water for cleaning.

No special maintenance is required. Should XL 70® become soiled, clean with light water pressure and mild detergent.

Note: Cooler temperatures result in a normal thickening of the product. For cold weather application (less than 50°F), material should be kept warm in a warehouse overnight. To ease spray problems associated with cold weather, we recommend purchasing the product in 5-gallon pails and stirring the product well before application. For more information on cold weather application, contact your TEX-COTE LLC Spray Technician prior to use.

BEST PERFORMANCE

IMPORTANT STEPS

XL 70® is for use in above grade applications ONLY. TEX-COTE LLC does not promote or recommend coating the sealant joints, nor is the sealant compound an approved substrate.

Darker colors attract heat and dry quicker. Follow the shade to avoid lap marks, maintain wet edge, consistent pattern, and coat complete elevation. Maintain proper coverage.

APPLICATION PRECAUTIONS

Apply TEX-COTE® XL 70® only under the following conditions:

- Roof and parapet top caps shall be installed and sealed against water penetration.
- Primer exposed to ultraviolet rays for more than four (4) weeks required repriming.
- Joint sealants have cured minimum ten (10) days. Coating over caulking is not a warranted procedure. We recommend the purchase of a caulk similar to the color of the finish coat. If you decide to coat over the caulk, to obtain optimum performance properties, solvent wipe the caulking and prime the caulk with a suitable primer, like TEX•TITE™, before coating. However, TEX-COTE LLC does NOT warrant this procedure, or the adhesion of the coating over caulking.
- Retaining walls, planter boxes, and similar construction are waterproofed on the soil side.
- Rain is not imminent, and surfaces are not damp or frozen; avoid freezing product. Surface and ambient air temperature range is 40°F - 100°F (7°C - 37.7°F).

TECHNICAL DATA

XL 70® “W” Applicable Standards | American Society for Testing Materials

TEST METHOD	PROPERTY	RESULT
ASTM B117-95	Salt Spray (Fog)	2100 Hours, Pass
ASTM D968	Abrasion Resistance, Falling Sand	2000 Liters with 10% Erosion, Excellent
ASTM D522-93A	Flexibility (Mandrel Bend Test)	1/2", Pass
MSDOT 971-22.2a	Freeze/Thaw Method	100 Cycles, Pass
ASTM G153-04	Accelerated Weathering	5000 Hours
ASTM E84-96a	Surface Burning Characteristics of Burning Materials	Class A Rating
ASTM E96-95	Water Vapor Transmission	20 Perms
ASTM D6904-03	Wind-Driven Rain Resistance on Masonry	24 Hours, Pass

PHYSICAL PROPERTY	TYPICAL RESULT
Carrier	Water
Dry Film Thickness	16 mils
Wet Film Thickness	35.5 mils
Permeability	20 Perms

PHYSICAL PROPERTY	TYPICAL RESULT
Volume Percent	40-50% Typical
Weight Percent	50-60% Typical
VOC (grams/liters minus water)	<100 g/L
Weight/Gallon (pounds)	10.5 lbs. MAX



TECHNICAL DATA SHEET

Architectural & Protective Coatings **XL 70® “W” (Water-Based)**

ORDER INFORMATION

PACKAGING

Available in five (5) gallon, thirty (30) gallon, and fifty-five (55) gallon containers. Material coverage rates vary due to surface porosity, texture, and application method

COLORS

Product is available in TEX-COTE® standard paint colors. Contact the manufacturer for special color matching.

FINISHES APPLICATION METHODS

Roller-Applied Finishes: Smooth, Sand, or Medium Texture

Spray-Applied Finishes: Smooth, Sand, Medium, or Coarse Texture

SHELF-LIFE

12-Month Shelf Life under proper conditions:

- Containers must be stored upright and airtight in a dry place.
- Maintain air temperature at 45°F - 100°F (7°C - 37.7°C).
- Skins formed on surface of material must be removed prior to moving containers or mixing.

SAFETY

WARNING

- Contains crystalline silica.
- Use with adequate ventilation.
- DO NOT breathe spray mist or dust.
- Avoid contact with eyes, skin, and clothing.
- Wash thoroughly after handling.
- Keep liquid product away from heat sources and children.

FIRST AID

This product, in liquid form, contains organic distillate which will cause serious illness or death if swallowed, or if large quantities are absorbed into body.

- Use in well-ventilated areas.
- If you experience difficulty in breathing, leave area to obtain fresh air.
- If difficulty continues, seek medical attention.
- In case of eye contact, flush immediately with large quantities of water for at least 15 minutes.
- Seek medical attention if blurring or redness continues.
- If swallowed, do NOT induce vomiting; Seek medical treatment immediately.
- Refer to Material Safety Data Sheet (MSDS) for further information.

VOC COMPLIANCE

All TEX-COTE® products comply with federal Volatile Organic Compound (VOC) rules and regulations.

Please contact your nearest TEX-COTE LLC office for assistance on the local and state VOC compliance in the area of intended use.

WARRANTY

Upon completion of the application of the coating in accordance with the manufacturer's recommendations, TEX-COTE LLC will extend its limited commercial warranty for product replacement as a result of a defect in the material. The manufacturer must be notified prior to the application of the coating, and the application must be in compliance with the manufacturer's recommendations for installation. TEX-COTE LLC shall have no obligation to contribute to or otherwise participate in labor or cost associated with effecting repairs. Specimen copy of material warranty is available upon request.

Corporate HQ & East Coast Facility

South Florida Sales Office

West Coast Facility

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