



Technical Data Sheet

BC UNIVERSAL PRIMER SEALER

Water-Based Acrylic Primer & Sealer for Interior and Exterior Applications

1. Product Description

BC Universal Primer Sealer is a high-quality, water-based primer and sealer formulated with a special acrylic polymer for interior and exterior applications. It provides good penetration into porous substrates, improves surface uniformity and promotes adhesion between the substrate and subsequent coating systems. The product offers good resistance to alkalinity, salts and water, together with high durability and fast drying characteristics.

BC Universal Primer Sealer is suitable for use on properly prepared concrete, gypsum and plastered surfaces.

2. Features & Benefits

- Water-based acrylic primer and sealer
- Suitable for interior and exterior applications
- Excellent penetration into porous substrates
- Improves hiding and uniformity of subsequent topcoats
- Excellent adhesion to substrate and subsequent coats
- High resistance to alkalinity and salts
- Good water resistance
- High durability
- Ultra-low VOC and low odor
- Easy application and cleaning with water

3. Recommended Uses

BC Universal Primer Sealer is recommended as a primer/sealer for:

- Concrete surfaces
- Cementitious plaster
- Gypsum surfaces
- Interior walls and ceilings
- Exterior walls and facades
- Commercial buildings
- Light industrial buildings
- Porous surfaces prior to application of compatible decorative coatings



4. Product Information & Technical Properties

Property	Typical Value
Product Type	Water-Based Acrylic Primer & Sealer
Appearance	Liquid
Finish	Matt
Color	White
Specific Gravity	Approx. 1.45 ± 0.05
Solids Content by Volume	Approx. $25 \pm 0.5\%$
Recommended DFT	50 μm per coat
Minimum Application Temperature	+10°C
Maximum Substrate Moisture	8%
Maximum Relative Humidity	70%
Maximum Substrate pH	9
Flammability	Non-flammable

5. Surface Preparation

- The substrate must be sound, clean and dry, and free from dust, dirt, oil, grease and any foreign material that may interfere with adhesion.
- Remove all loose, weak or poorly bonded material before application.
- Do not apply onto wet or moisture-saturated surfaces.

6. Application Guidelines

- Stir BC Universal Primer Sealer thoroughly before use.
- The substrate temperature during application should not be below +10°C.
- Substrate moisture content should not exceed 8%.
- Relative humidity at the workplace should not exceed 70%.



- Substrate pH should not exceed 9.
- A suitable quantity of clean tap water may be added where required to obtain an appropriate application viscosity.
- Apply uniformly over the prepared substrate.
- Allow the primer to dry completely before application of subsequent coats.
- Maintain a minimum recoating interval of approximately 2 hours at 25°C.
- Provide adequate ventilation during application and drying.

7. Application Tools

BC Universal Primer Sealer may be applied using:

- Brush
- Roller
- Suitable spray equipment

8. Coverage / Consumption

- Theoretical Coverage:
Approx. 12 m²/kg at 50 µm DFT
- Actual consumption may vary depending on substrate porosity, surface texture, application technique and wastage.

9. Packaging

BC Universal Primer Sealer is available in:

- 20 kg plastic pail
- 25 kg plastic pail

10. Storage

- Store in the original, tightly sealed container in a cool, dry and shaded area, protected from direct sunlight and excessive heat.
- Recommended storage temperature should be below +35°C.
- Protect the product from contamination and keep containers properly closed when not in use.

11. Shelf Life

- 12 months from the date of manufacture when stored in unopened and undamaged original packaging under the recommended storage conditions.





12. Limitations

- Do not apply on wet or moisture-saturated substrates.
- Do not apply below +10°C.
- Substrate moisture should not exceed 8%.
- Relative humidity should not exceed 70% during application.
- Avoid excessive dilution, as this may affect product performance.

13. Health & Safety

- BC Universal Primer Sealer is a water-based, non-flammable product.
- Wear suitable protective gloves and safety goggles during handling and application. Avoid unnecessary contact with skin and eyes.
- Do not dispose of the product into soil, drains or watercourses. Dispose of unused material and packaging in accordance with applicable local regulations.
- For further health and safety information, refer to the relevant Safety Data Sheet (SDS).

DISCLAIMER

The data presented in this sheet are based on laboratory testing and practical experience. Variations in substrate, application method, and environmental conditions may impact performance. Users are advised to carry out tests under their own conditions. Building Chemistry Industry's responsibility is limited to the product replacement in cases of proven manufacturing defect.

