



**GARDZ®  
PROBLEM SURFACE SEALER**

**DESCRIPTION AND USES**

Zinsser® GARDZ® Problem Surface Sealer is a clear, water-based acrylic resin sealer designed for interior application to porous surfaces prior to painting, texturing or wallcovering. GARDZ is recommend for sealing problem porous surfaces such as bare or damaged drywall, plaster, cement and cementitious coatings, spackling paste and joint compound, calcimine, stucco, acoustic and texture finishes, and uncoated wallpaper. It is suitable for application to interior walls, ceilings, and related surfaces. GARDZ will also adhere to and seal in old wallpaper paste and adhesive residue. GARDZ has a milky blue-white color that helps to determine where it has been applied, but dries water clear. Use directly from the container. Tinting is not recommended.

**DAMAGED DRYWALL**

GARDZ prevents bubbles that form when damaged drywall is skim coated with spackling or joint compound. It penetrates and deals damaged facing paper, restoring it to a sound surface for repairs, making it suitable for painting or wallcovering.

**NEW DRYWALL/JOINT COMPOUND AND SPACKLING**

GARDZ penetrates and uniformly seals, creating a moisture resistant film that protects drywall from blistering, tearing and other damage when re-decorating in the future.

**PLASTER**

Allow new plaster to cure at least 24 hours before applying GARDZ. Old bare plaster must be clean, dry and in sound condition. Repair any cracks or holes with spackling paste or joint compound before sealing the surface.

**CALCIMINE**

GARDZ penetrates calcimine more effectively than oil-based coatings and has much lower odor. GARDZ prevents water-based topcoat or paint or texture finishes from softening up calcimine layers.

**WALLPAPER ADHESIVE RESIDUE**

Water-based coatings or texture finishes will re-activate old wallpaper adhesive which results in cracking and peeling. GARDZ completely seals in residual adhesive which can ruin water-based topcoats and texture finishes.

**TEXTURE AND POPCORN FINISHES**

Use GARDZ to seal textured walls and popcorn ceilings. It penetrates soft or crumbly texture material and hardens it, creating a durable, water-resistant barrier that prevents primer or paint from softening texture material underneath.

**PERFORMANCE CHARACTERISTICS**

- Penetrates deeply into porous surfaces
- Dries fast to a hard, moisture-proof film
- Prevents drywall blistering/bubbling
- Binds down chalky surfaces
- Strengthens soft texture finishes
- Seals in residual wallpaper paste
- Can be applied to high pH surfaces
- Clear, low odor, water-based formula

**PRODUCTS**

SKU	Description
2300	5-Gallon
2301	1-Gallon
2304	1-Quart

**PRODUCT APPLICATION**

**SURFACE PREPARATION**

Surfaces should be clean, dry, sound and free of dust, dirt, grime, grease, oil, wax, mildew, wallpaper adhesive, or any contamination that may interfere with adhesion. If unsure of cleanliness, always wash surface with household ammonia and water solution, appropriate cleaning solution or solvent (do not use TSP as a cleaner). Remove any peeling and/or unsound coatings. Sand any remaining paint film edges smooth. Countersink exposed nail heads, spot prime and fill all nail holes and gouges with Ready-Patch® spackling compound or equally suitable material.

**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).

**MILDEW**

Remove interior mold and before painting with a solution of one cup household bleach per gallon of water. Rinse well. Always wear protective clothing and goggles to prevent eye and skin contact with bleach. Do not add ammonia or other cleaning products to the bleach solution. If you are concerned about mold and mildew behind walls, underneath flooring, in commercial buildings and schools, follow appropriate guidelines for mold removal.



## TECHNICAL DATA

# GARDZ® PROBLEM SURFACE SEALER

### PRODUCT APPLICATION (cont.)

#### APPLICATION

Apply only when air, material, and surface temperatures are between 50-90°F (10-32°C) and the relative humidity is below 85%. Thoroughly mix before using. DO NOT THIN. Apply GARDZ liberally to the entire surface using a brush, medium nap roller or sprayer, to ensure good penetration. Do not over apply or the coating will sag. GARDZ appears milky blue-white during the application but dries water clear. Properly sealed surfaces should have a uniform sheen. Reapply to areas that have been missed or lack sufficient coating.

**Brush** – For best results, use a high quality nylon/polyester or synthetic blend bristle brush with flagged tips.

**Roller** – Use a 3/8" nap or less synthetic roller cover or the Zinsser WallWiz® roller. Apply GARDZ to walls from the bottom up to prevent product from running down the wall. For ceiling applications (popcorn) GARDZ may be applied using a power sprayer or garden sprayer.

**Sprayer** – GARDZ may be applied using HVLP or airless sprayer systems. Use a 0.011 to 0.013 tip and 800-1200 psi for airless application. Maintain a distance of at least 18-24 inches between the spray tip and the surface. If the surface is too fragile for power spray application, GARDZ may be applied with a garden sprayer. Pour GARDZ into the tank and pressurize according to manufacturer's directions. Adjust the nozzle settling to dispense product in a fine, consistent fan pattern, keeping the spray tip at least 12 to 18 inches from the surface. Follow manufacturer's instructions for clean up and storage and protect adjacent areas from overspray.

#### LIMITATIONS

GARDZ is not recommended for floors or decks or surfaces subject to immersion or prolonged contact with water.

#### DRY TIME

Dries to the touch in 30 minutes and is ready for finish coating or wallpapering after 3 hours. Allow more time at cooler temperatures.

#### TOPCOATING/WALLPAPERING

When dry, GARDZ may be topcoated with any standard architectural water-based or oil-based primer or topcoat. GARDZ is compatible with all types of joint compounds and spackling pastes and any texture or popcorn finish may be applied over it. Some types of wallpaper and translucent wallcoverings may require an additional coat of an opaque primer such as ShieldZ® Universal.

### PRODUCT APPLICATION (cont.)

#### CLEAN-UP

Clean up spills and paint drips with soap and warm water. Wash application tools in warm, soapy water immediately after use. If product has dried on an application tool, soak it overnight in a solution of ammoniated household detergent and water. Follow equipment manufacturer's directions to clean spray equipment. Dispose of unused or unwanted product in accordance with local laws regulating water-based coatings.

**TECHNICAL DATA****GARDZ® PROBLEM SURFACE SEALER****PHYSICAL PROPERTIES**

Physical Properties		GARDZ PROBLEM SURFACE SEALER
Resin Type		Styrenated Acrylic Emulsion
Pigment Type		None
Solvents		Propylene Glycol Monobutyl Ether, Water
Weight	Per Gallon	8.4 lbs.
	Per Liter	1.00 kg
Solids	By Weight	26.0%
	By Volume	22.0%
Volatile Organic Compounds		<100 g/l (0.83 lbs./gal.)
Recommended Dry Film Thickness (DFT) per Coat		1.0 mil (25µ)
Wet Film to Achieve DFT (Unthinned material)		4.5 mils (112.5µ)
Theoretical Coverage at 1 mil DFT (25µ)		353 sq.ft./gal. (8.7 m <sup>2</sup> /l)
Practical Coverage at Recommended DFT (assume 15% material loss)		350-450 sq.ft./gal. (8.6-9.8 m <sup>2</sup> /l) depending on application method and surface porosity
Dry Times at 70-80°F (21-27°C) and 50% Relative Humidity	Touch	30 minutes to 1 hour
	Recoat	3 hours
Shelf Life		5 years
Flash Point		>200°F (93°C)
Storage		40-90°F (4-32°C)
Safety Information		For additional information, see MSDS

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