UltraCare Penetrating Plus Stone, Tile & Grout Sealer

Premium, water-based penetrating sealer





DESCRIPTION

UltraCare® Penetrating Plus Stone, Tile & Grout Sealer is a premium, natural-look, water-based penetrating sealer that provides maximum protection against most common stains for all interior and exterior natural stone (marble, limestone, sandstone, slate, granite, travertine, etc.), unglazed ceramic tile, masonry and grout. The product can also be used as a pre-grouting sealer.

FEATURES AND BENEFITS

- Premium, natural-look, water-based, penetrating sealer
- Provides maximum protection against most common stains from food, oils and beverages
- Suitable for unglazed ceramic tile, porous grout and natural stone (marble, limestone, sandstone, slate, granite, travertine, etc.)
- Does not alter surface's appearance
- Salt- and alkali-resistant

INDUSTRY STANDARDS AND APPROVALS

- Meets all EPA and SCAQMD standards for VOCs

WHERE TO USE

- Natural stone such as marble, granite, limestone, sandstone, slate, Saltillo and travertine
- Some unglazed porcelain tile, masonry surfaces, cement pavers, quarry tiles, concrete and bricks
- Cement grout

LIMITATIONS

- Ensure that product does not come in contact with any non-recommended surface.
- Do not dilute.

Consult MAPEI's Technical Services Department for application recommendations regarding substrates and conditions not listed.

SURFACE PREPARATION

- Surface must be dry and free of contaminants, including previously applied surface sealers, dirt, lime and hard-water deposits, rust, and other heavy soil and grime.
- Allow new grout installations to cure for at least 48 hours before application.
- Surface and sealer temperatures should be between 50°F and 80°F (10°C and 26°C).
- Begin with a clean, dry surface that is free of waxes and coatings.
- Protect baseboards and tape off surfaces not intended to be sealed.

MIXING

Before product use, take appropriate safety precautions. Refer to the Safety Data Sheet for details.

- Shake container well before using.

PRODUCT APPLICATION

Read all installation instructions thoroughly before installation.

1. Test first in several inconspicuous areas and wait 12 hours to confirm desired results.
2. Working in a small manageable area of about 15 sq. ft. (1.39 m^2), liberally apply an even coat using a paint pad, sponge, brush or roller.
3. Allow 5 to 10 minutes for sealer to soak into surface.
4. Remove all non-absorbed sealer from the surface by buffing until completely dry with clean microfiber towels. Do not allow excess sealer to dry on the surface.
5. Very porous surfaces may require a second coat for maximum stain resistance. This coat should be applied 1 hour after the initial coat. Repeat steps 2 through 4.
6. After the final coat is applied, do not use or walk on surface for at least 3 hours. For best results and stain protection, ensure that the area is kept dry for 12 hours and free from staining materials for 3 days. Drying time may be affected by environmental conditions.

Close container tightly after each use. Store in original container only. Store between temperatures of 40°F to 90°F (4°C to 32°C). Do not allow to freeze.

ROUTINE CARE AND MAINTENANCE

Sweep, dust, mop or vacuum often to remove sand grit and debris. Clean floors using *UltraCare* Concentrated Tile & Grout Cleaner. Clean countertops using *UltraCare* Everyday Stone & Grout Cleaner & Resealer. For additional maintenance instructions, refer to the *UltraCare* Maintenance Guide in the *UltraCare* section of MAPEI's Website.

Sealed surfaces should be tested periodically. To test, apply a few drops of water on the surface. If the water soaks in, an additional coat of *UltraCare* Penetrating Plus Stone, Tile & Grout Sealer will be necessary to keep the sealer at its maximum level of performance.

DURATION OF PROTECTION

UltraCare Penetrating Plus Stone, Tile & Grout Sealer is expected to protect against most common stains for up to 15 years. This period will vary depending on hardness and texture of surface, location of area, surface wear, and the frequency and nature of maintenance products used. Weather conditions, harsh cleaning methods, and high-alkaline, acidic or solvent-based cleaners will affect wear.

Shelf Life and Product Characteristics

Shelf life	Up to 2 years when stored in the original sealed container
Odor	Odorless
Physical state	Liquid
Color	Milky white
VOC content (SCAQMD Rule 1113)	< 100 g per L
Typical VOC content per SCAQMD Rule 1113 testing methods	7 g per L

Application Properties

at 73°F (23°C) and 50% relative humidity

Time before allowing traffic*	3 hours
Application temperature range	50°F to 80°F (10°C to 26°C)
Waiting time between applications	1 hour

** Time before allowing traffic varies based on jobsite conditions.*

Packaging

Size
Bottle: 1 U.S. pint (473 mL)
Bottle: 1 U.S. qt. (946 mL)
Jug: 1 U.S. gal. (3.79 L)

Approximate Coverage**

Size	Coverage
1 U.S. pint (473 mL)	25 to 175 sq. ft. (2.32 to 16.3 m^2)
1 U.S. qt. (946 mL)	50 to 350 sq. ft. (4.65 to 32.5 m^2)
1 U.S. gal. (3.79 L)	200 to 1,400 sq. ft. (18.6 to 130 m^2)

*** Coverage will vary depending on density, porosity, texture, surface absorption, weather conditions, application method and number of coats.*

ADDITIONAL INFORMATION

Refer to the Safety Data Sheet (SDS) for specific data related to health and safety as well as product handling.

For information on MAPEI's commitment to sustainability and transparency, as well as how MAPEI products may contribute to green building standards and certification systems, contact sustainability-durabilite@mapei.com.

WARNING

The test results shown in the TECHNICAL DATA table were obtained in compliance with test methods and curing cycles, if applicable, defined in the industry standards referenced on the Technical Data Sheet. Please note that the use of test procedures or methods other than those indicated in the table could lead to different values and that, in such cases, any liability of our company is excluded.

LEGAL NOTICE

The contents of this Technical Data Sheet ("TDS") may be copied into another project-related document, but the resulting document shall not supplement nor replace requirements per the TDS in effect at the time of the MAPEI product installation. For the most up-to-date TDS and warranty information, please visit our website at www.mapei.com. **ANY ALTERATIONS TO THE WORDING OR REQUIREMENTS CONTAINED IN OR DERIVED FROM THIS TDS SHALL VOID ALL RELATED MAPEI WARRANTIES.**
Before using, the user must determine the suitability of our products for the intended use, and the user alone assumes all risks and liability. **ANY CLAIM SHALL BE DEEMED WAIVED UNLESS MADE IN WRITING TO US WITHIN FIFTEEN (15) DAYS FROM DATE IT WAS, OR REASONABLY SHOULD HAVE BEEN, DISCOVERED.**

CONTACT INFORMATION

MAPEI Headquarters of North America
1144 East Newport Center Drive
Deerfield Beach, Florida 33442
1-888-US-MAPEI (1-888-876-2734) / (954) 246-8888

Technical Services
U.S. and Puerto Rico:
Flooring: 1-800-992-6273
Concrete and heavy construction: 1-888-365-0614
Canada:
1-800-361-9309

Customer Service
1-800-42-MAPEI (1-800-426-2734)

Edition Date: May 4, 2026 MK 3000213 (26-1448)

For the most current product data and BEST-BACKED[SM] warranty information, visit www.mapei.com.

All Rights Reserved. © 2026 MAPEI Corporation.