



**A series of technical bulletins from SEK-Surebond...
“Achieving Installation Perfection”**

TB.12 Proper Sealer Storage in Cold Weather

**Shhhhh...It’s Time to Enter Your
Sealers & Cleaners into the
‘Freeze Protection Program’**

In a perfect world as the hardscaping season comes to an end you would have used your last gallon of sealer right before the cold weather hits, leaving no inventory to sit over the winter. However, things do not always turn out perfectly and depending on where you are located, it may be time to start thinking about protecting your cleaner and sealer investment from the cold of brutal winter weather. Unlike the federal witness protection program, you don't necessarily need to keep the details of *this protection program* a secret.

Why is it so important to protect cleaners & sealers from freezing?

Water based sealers/cleaners and some solvent based sealers will freeze when exposed to freezing temperatures (32 degrees and lower). To prevent any possible damage to the integrity of the product, you will want to store them in a place where the temperature stays above 40 degrees.

While you are moving your inventory to a safe location, it is a good time to check the shelf life on your sealers to determine if any out of date product should be disposed of at this time. For proper disposal, be sure to check the label or with the manufacturer. When placing sealers and cleaners in storage, rotate the inventory so the older stock will be used first when the season opens again. Also, if the appearance of the product packaging is important to your business you can take the time to clean off the bottles and pails before putting a protective tarp or plastic sheeting over them.

Most manufacturer's advise that if a sealer or cleaner freezes just once it means "game over" for that product, so protect your sealers and cleaners even if it is just for a day or for the entire winter season.

How do you know if your sealer has frozen before? Typically with water based sealers the polymers will separate and form a mass at the bottom of the container. The liquid component may no longer look "right". It could be more watery with an oil residue. Sometimes, the sealer will have a foul smell. Do not use the sealer if this is the case and dispose of it properly.

With temperatures starting to dip lower, you should make plans now to store your sealers and cleaners properly during the cold weather so they will be usable when the spring season hits.

**Proper storage will protect your
sealers & cleaners from exposure
to the damaging effects of
winter’s cold.**