

# FACADESXi Xi-WATERLOCK BASE COAT

## DESCRIPTION AND USAGE

Xi-WaterLock is a 100% acrylic modified water resistant base coat designed specifically for the FACADESXi Wall Systems. When mixed with cement this product embeds reinforcing mesh and skim coats surfaces with excellent workability.

## PACKAGING / COVERAGE

50 lb (22.7 kg) Pails

Embedding Xi-Mesh = 90-120 ft<sup>2</sup> (8.4-11.1 m<sup>2</sup>)

Skim Coat = 120-135 ft<sup>2</sup> (11.1-12.5 m<sup>2</sup>)

Coverages are approximate and will vary depending on application methods and environmental/surface conditions

## FEATURES / BENEFITS

- Waterproof for Sloped Surfaces
- Ready to Use
- Low VOC

## SHELF LIFE

12 months - stored off the ground, unopened, protected from moisture, freezing, extreme heat 90°F (32°C), and direct sunlight.

**Avoid stacking pails in excess of 3 at a time.**

**CONTACT FACADESXi TECHNICAL FOR SPECIFIC INSTRUCTIONS.**

## FOR USE WITH ALL FACADESXi SYSTEMS

- Exterior Insulation EIFS Base coats
- FacadesOne Stucco Base Coats
- FacadesThree Stucco Base Coats

## SURFACE PREPARATION / JOB CONDITIONS

Air and surface temperatures must be 40 °F (4 °C) or higher and must remain so for a minimum of 24 hours.

Not recommended for application during time of direct sunlight exposure. If necessary, drape the scaffold with nursery shade cloth or other suitable material to shade the wall during application.

Substrates must be above 40°F (4°C), unpainted and clear of dirt, dust, chalk, mildew, algae, foreign materials, etc.

Painted/loose/damaged substrates must have the paint removed by water/sand blasting and damage repaired so that 90% of the virgin substrate is exposed.

### EIFS APPLICATION

EPS should be rasped and free of all materials that will prevent the adhesion of the base coat. If applying over the EIFS Base coat, that also must be clean and free of dirt or other materials that will prevent adhesion.

**For surface preparation questions or further information, contact the FACADESXi Technical team.**



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## MIXING

Mixing and preparation equipment should be cleaned before you begin.

1. Mix one 50 lb FacadesXi-WaterLock pail using a heavy-duty ½inch rust-free paddle drill at 400-500 rpm to mix thoroughly.
  2. Split the product evenly into two buckets and add 12.5 lbs. of Portland Cement to each pail and mix again. Small amounts of water may be added for mixing but should be used sparingly in this product.
  3. Allow to sit and slake for 5-10 minutes and then remix it. Adjust workability by adding a small amount of clean, cool water.
  4. Be sure to use the mixture immediately after remixing.
  5. Working time is approximately 1 hour depending upon temperature - do not mix more than can be used during this time.
- Only FACADESXi approved additives may be added to this product.
  - Do not add additional water or cement.
  - Keep the container closed when not in use.

## CAUTIONS / LIMITATIONS

- Air and surface temperature should be at least 40°F throughout the application and drying process. Supplemental heat may be necessary as needed.
- Surfaces must be sound, clean, dry, free from paint, contaminants, and any residue that may prevent product from bonding to substrate.
- Avoid application in direct sunlight or high temperatures.
- Protect the surface from precipitation until completely dry.
- Do not use below grade in immersion service.
- Xi-WaterLock cannot be built up to correct irregular surfaces

## CLEAN UP

Wet product is water-soluble. Tools and containers can be cleaned with water before the product dries. Once WaterLock is dry it can only be removed mechanically.

## APPLICATION

See System Details and Product Datasheets for full instructions.

**Protect surrounding areas during application.**

### WATERPROOF BASE COAT EMBEDDING MESH

1. Rasp the surface of the insulation board smooth, if applicable.
2. Uniformly cover the entire foam board surface with the base coat to approximately 1/16"-1/8" thick.
3. With the flat edge of a stainless-steel trowel, embed reinforcing mesh into the base coat, from the center to the edges, wrapping it around the edges and system terminations, extending as far onto the structural elements as possible. Use the mesh to gauge base coat thickness.

The mesh-reinforced surface should be flat and smooth with no wrinkles. A damp, NOT WET, brush may be used on fresh or uncured base coat to maintain sharp edges of grooves or for smoothing trowel marks.

The thickness must be such that the mesh color is not visible at a minimum of 1/16". When multiple layers of reinforcing mesh are used, as in high impact applications, allow each layer to cure overnight.

### WATERPROOF SKIM COAT

Uniformly cover the entire surface with the base coat, approximately 1/8" thick.

CMU/brick walls may require multiple passes to cover grout joints. Protect the base coat from rain, freezing, until cured at least 24 hours, longer in cold or humid climates before application of primer / finish coat.



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## WARNINGS

Use of this product can expose you to Crystalline Silica, a chemical

that has been known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information:

<https://P65Warnings.ca.gov>

### INHALATION

This product is considered an irritant if proper precautions aren't followed. Use a NIOSH approved respirator mask and adequate ventilation when using the product. Avoid overexposure. Open windows and doors to confined areas during the application and drying process. Ensure fresh airflow is available. Leave the area of application immediately if you experience watery eyes, dizziness, or a headache.

### SKIN CONTACT

Do not get product in your eyes or on your skin. Wash hands thoroughly after use.

### EYE CONTACT

Rinse eyes thoroughly with water for several minutes. Remove contact lenses then continue to rinse.

### DO NOT TAKE INTERNALLY

Immediately contact the Poison Control Center if swallowed. Store product in its original container sealed tightly after use.

### EXPOSURE TO LEAD

Scraping sand or old paint chips may result in toxic lead exposure. Contact the National Lead Information Hotline at 1-800-424-LEAD or head over to <https://epa.gov/lead> for more information.

### PLEASE NOTE

The most current Safety Data Sheet and Product Data Sheet can be found on our website for more information on product handling.

## SAFETY

KEEP OUT OF REACH OF CHILDREN.  
FOR PROFESSIONAL USE ONLY.  
DO NOT ALLOW PRODUCT TO FREEZE.  
VOC < 10 grams per liter.

The instructions for use and application and warnings have been prepared in good faith based on the information available at the time of publication.

All instructions are intended to provide product users with the proper guidelines for use and application under normal working and environmental conditions. Because each project and user is different, FACADESXi cannot be held responsible for any consequences of variations in conditions or for unforeseen conditions when using this product.

For the most up to date information go to [www.facadesxi.com](http://www.facadesxi.com)

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