



BEST CON

WATER REPELLENT

COLOURLESS SILANE-BASED WATER-REPELLENT COATING

PRODUCT DATA SHEET

Product Description

Best Con Water Repellent is intended as a colourless, penetrating water-repellent treatment for suitable absorbent mineral building surfaces. It is designed to reduce water absorption while allowing water vapour to escape, helping preserve the natural appearance and texture of the substrate.

Recommended Uses

For exterior, above-ground, absorbent masonry and mineral substrates such as concrete, cement-sand render, mortar, clay brickwork and suitable natural or cast stone. Always test stone and other appearance-sensitive materials on a small, inconspicuous area before full application.

Key Benefits

• Helps reduce capillary rainwater absorption	• Colourless treatment intended to preserve substrate appearance
• Helps reduce salt-related efflorescence where moisture transport is a cause	• Breathable treatment; does not aim to form a continuous surface film
• Reduce dirt uptake and weather staining	• Brush or low-pressure spray application, subject to site trial

Technical Information

Product type	Colourless water-repellent impregnation; silicone-based type
Appearance	Colourless liquid
Application method	Brush or low-pressure spray; apply evenly without excessive run-off
Indicative coverage	Approximately 4.5–9 m ² /L on brickwork and smooth cement render
Coats	One or two coats as needed; porous surfaces may require a second coat applied wet-on-wet
Packaging	20 Liter
Shelf life / storage	24 months in unopened original packaging, stored dry and cool place

APPLICATION GUIDELINES

1. Surface Preparation

The substrate should be sound, clean and preferably dry. Remove dust, oil, grease, loose material, biological growth and incompatible coatings. Repair defective mortar joints and cracks before treatment. Rinse off cleaning residues and allow the surface to dry. Do not use this product to bridge or seal visible cracks.

2. Trial Application

Carry out a small test area to confirm absorption, coverage, water repellency and any colour change. Allow the trial area to cure before judging the result. Protect glass, metal, painted surfaces, plants and adjacent finishes from overspray or spills.

3. Application

Stir gently if directed by the product label. Apply by brush or low-pressure spray, working evenly from the bottom upwards to avoid streaking. On absorbent surfaces, apply sufficient material to saturate the surface without uncontrolled run-off. If a second coat is required, apply wet-on-wet only where confirmed by the product-specific trial. Do not dilute unless the approved product instructions explicitly allow it.

4. Weather and Protection

Do not apply during rain, on a wet surface, or when rain is expected before the treatment has become rain-resistant. Avoid strong wind, direct intense sun and conditions outside the product label limits. Protect treated surfaces from rain for the period specified on the final product label. Application temperature and rain-protection time must be confirmed for the manufactured formulation.

5. Limitations

Best Con Water Repellent is intended for reducing water absorption on suitable porous mineral surfaces; it is not a substitute for structural waterproofing, a damp-proof course, crack repair, tanking or protection against hydrostatic pressure. It should not be used below ground or in permanent water immersion unless specifically tested and approved for those conditions. Water-based cement paint, limewash and other coatings may not adhere to a hydrophobically treated surface; complete such coatings first unless compatibility is confirmed.

6. Equipment Cleaning

Clean tools promptly using the cleaning method stated in the final product SDS/label. Do not assume water or solvent cleaning is suitable until the formulation is confirmed.

Health, Safety and Handling

Read the current Safety Data Sheet (SDS) before use. Wear suitable gloves, eye protection and protective clothing; avoid skin and eye contact and breathing mist or vapour. Ensure adequate ventilation. Keep out of reach of children and animals. Keep away from ignition sources if the final formulation is flammable. Store and dispose of product and empty packaging in accordance with local requirements. In case of contact, follow the SDS first-aid instructions.

System Information

Formulation identity	The product is water-based and silicone silane chemistry.
Density	~ 0.800 kg/l (at +20°C)
Ambient Air Temperature	+5°C min. / +30°C max.
Flash point, °C	35 - 40
Surface dry time	20 – 25 minutes
Water absorption, % (After 24 hrs.)	10 Max