



Water Seal

FAST-DRYING EXTERIOR WALLS & WOOD PROTECTOR

TECHNICAL SHEET NO: TDS00444 18/12/2025

SMART ADVANTAGES

- Prevents water penetration in a single coat
- Shields surfaces from rain, damp and frost damage
- Extends the lifespan of most exterior building materials

DESCRIPTION

Bostik Water Seal is a high-performance waterproofing solution designed to penetrate deeply into porous exterior walls, or exterior wood, forming a long-lasting, water-resistant barrier.

Ideal for use on external, porous materials such as masonry, brick, stone, terracotta, render and wood, it helps protect against moisture ingress, efflorescence and frost damage.

This transparent treatment preserves the natural appearance of the surface, though slight darkening may occur on some materials—always test on a small, inconspicuous area before full application.

Bostik Water Seal allows surfaces to remain breathable by permitting water vapour to escape, preventing trapped moisture and associated damage.

Easy-to-apply by brush or spray, it offers durable protection.



TECHNICAL CHARACTERISTICS

Colour	Clear
Form	Solvent-based liquid
Specific gravity	0.8 approx.
Composition	Polyoxo aluminium stearate based
Application temperature	+5°C to +25°C
Drying time	3 to 4 hours approx. Full water repellent properties develop after 24 hours approx. (depending on coating thickness, surface porosity and drying conditions)

COVERAGE

- 2m² to 4m² per litre, per coat
(depending on substrate, application technique and the porosity of the surface)

APPLICATION

IMPORTANT: Before using Bostik Water Seal, refer to the relevant Health & Safety Data Sheet, available at www.bostik.com/uk.

PREPARATION

- Surfaces to be treated must be sound, clean, dry and free from sand, grit, dirt, moss, algae, mould release agents, decorative paints and any other surface contamination.
- Remove any debris with a wire brush. Bitumen must be totally removed, otherwise it would run on contact with Bostik Water Seal.
- Fungal growths and mould should be removed using a suitable masonry sterilising solution. Remove any dirt or efflorescence from surfaces using a suitable cleaner. Rinse thoroughly and allow to dry completely, not just at the surface, for at least 48 hours. It is essential that the wall is completely dry and porous at the time of application. Do not use detergents as they nullify the water-repellent properties of Bostik Water Seal.
- Allow new cement-based surfaces, mortar and brickwork to cure for at least 2 months before application. This is to allow efflorescence to come out of the substrate before coating.
- Defective joints in brick and stonework must be re-pointed to ensure maximum protection from applying Bostik Water Seal. Bostik Water Seal will not prevent water penetration through structural defects such as cracks or joints. Bostik Water Seal will not seal and reduce penetration of water into open textured concrete blocks.
- Important: Due to the solvent content, do not use indoors or in enclosed areas.
- Do not apply to non-porous materials.
- Do not apply to paving; this product is designed for application to external walls only.
- Efflorescence may still occur after application of Bostik Water Seal. Do not use Bostik Water Sealer for waterproofing ponds and pools, or on structures which hold potable water.
- Protect surrounding areas—windows, doors, plants, ponds, etc. from splashing.
- Always test on a small, inconspicuous area first and allow to fully dry before proceeding to full application. The test area should be examined after 24 hours to safeguard against any unwanted changes of appearance to walls, and to ensure that the finish is acceptable. The surface appearance will vary due to different wall compositions and colours.
- Apply only in dry weather between +5°C and +25°C. Avoid wet or frosty conditions.
- Ensure good ventilation during application.

APPLICATION

- Shake well before use. Do not thin or dilute.
- Animals and children must be kept away from the treatment area during application and until the area is completely dry and free of any residual product.
- Only apply to dry, porous, exterior walls which are above ground level. The product works by lining the capillaries of the substrate. To allow this to happen, the substrate must dry and porous. Application to wet or non-porous surfaces will leave a white stain which is very difficult to remove.
- Apply generously over the entire surface with a large soft brush or low-pressure spray with a coarse nozzle.
- Start at the top of the wall and work down.

- Masonry: One coat is usually sufficient, but on very absorbent surfaces a second coat may be required. Apply the second coat before the first has dried (approx. 2 hours).
- Wood: Two coats are recommended. Proceed as above, paying particular attention to the end grain. Once applied, leave Bostik Water Seal for one month before painting.
- Remove splashes from glass or metal immediately.
- Protect freshly treated surfaces from rain and frost until dry.
- Bostik Water Seal is intended as the final, outermost coating on a wall. Therefore, cement paints and renders must be applied prior to the water-repellent treatment. However, once Bostik Water Seal has fully dried and weathered for at least six months, it is possible to apply solvent, oil, or emulsion-based paints over the treated surface. Always test a small, inconspicuous area first for paint compatibility before full application.

DRYING TIME

- Leave surfaces to dry completely – approx. 3 to 4 hours. Full water repellent properties develop after approx. 24 hours, depending on drying conditions and the number of coats.

CLEANING

- Clean tools and equipment with white spirit immediately after use. Remove over-spray with white spirit whilst still wet. Remove splashes before they have dried.
- Dried product and product splashed onto porous surfaces is difficult to remove.

STORAGE

- Store and transport securely in an upright position. Ensure the cap is fully closed. Store for up to 18 months from date of manufacture in original, unopened packaging in cool, dry conditions within the temperature range +5°C to +25°C, out of direct sunlight and away from sources of ignition. Protect from frost.

PRECAUTIONS IN USE

Bostik Water Seal must not be used internally, or in enclosed areas where the lingering odour of solvent may be a problem.

Do not apply to floors, roofs, or patios; this product is designed for application to external walls only. It is not intended as a damp-proof membrane, or for use in below ground waterproofing applications. It is not suitable for hydrostatic water, or as a dust proofer for walls or floors.

This product must not be used for waterproofing ponds or pools. Take care to prevent run-off getting into nearby pools or ponds.

For any application not covered, please contact Technical Services on +44 (0)1785 272625 or visit www.bostik.com/uk for advice.

Recommendations and suggestions are for guidance only, since conditions of use are completely beyond our control.

For health and safety instruction, first aid measures and spillage and disposal instructions, see separate Health and

Safety Data sheet for Bostik Water Seal, available at www.bostik.com/uk.

PACKAGING		
Product codes	30812236	5L tins x 4

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