



SIMGUARD

PRODUCT DESCRIPTION

SIMGUARD is a patented, polishable acrylic polymer that provides customers with a high-gloss, long-lasting sealer finish. **SIMGUARD** maximizes light reflectance and eliminates the need for floor waxes, liquid polishes and conventional polymeric flooring, making treated surfaces easy to maintain. The patented technology extends the life of polished concrete, terrazzo, cementitious and marble floors by shielding damage from water, chemical attack and surface abrasion.

SIMGUARD improves the overall finish of every polished concrete floor, giving our contractors a product that delivers reliable results. Ideal for bare concrete, integral color, acid stains, dyes, dry shake hardener and cementitious terrazzo.

FEATURES & BENEFITS

- Low odor
- Easy to Apply
- Fast drying
- Non-flammable. Non-Toxic
- UV Stable
- Improves concrete abrasion resistance
- Enhances concrete color
- Improved light reflectance
- Improves concrete gloss
- Improves concrete chemical resistance
- LEED Compliant
- Low VOC; VOC Compliant Nationwide

RECOMMENDED USES

- Large Warehouses
- Factories
- Retail Stores
- Hotels & Restaurants
- Office Buildings
- Auto Showrooms
- Aircraft Hangers
- Showroom Floors
- Sports Arenas

PRODUCT INFORMATION

Size / Finish	Item Number
1 Gal (3.8 L)	40003425
5 Gal (19.1 L)	40003432

TECHNICAL INFORMATION

PHYSICAL DATA	
Active Content	25%
Coefficient of Friction (wet DCOF) per ANSI A326.3	.41 (4 coats applied to a smooth surface)
Form	Clear, colorless, odorless liquid
Flash Point	Not Applicable
Freeze Point	32° F (0° C)
pH	11
Specific Gravity	1.08
Total Solids	25%
VOC Content	< 100 g/L
WT/GAL	9.03 lbs.

THEORETICAL COVERAGE
Coverage rate depends on surface porosity. On polished or honed concrete for best results: Coat: 500-800 sq. ft./gal. Fresh Steel Troweled Concrete 800-1,000 sq. ft./gal.

CURE TIMES @ 72F (22C), 50% RH
SIMHARD is typically dry in 30-45 minutes. Higher humidity or lower temperatures could slow down dry time. Under typical conditions, the surface is ready for traffic within 1 hour of final burnishing. Protect floor from water exposure for 72 hours.

SURFACE PREPARATION

SIMGUARD may be applied to existing, cured concrete of any age. Concrete must be clean and structurally sound. Remove all foreign materials including bond breakers, curing agents, surface grease and oil, and construction debris. Do not apply to surfaces which are frozen, dirty or have standing water.



SIMGUARD

SAFETY AND TECHNICAL

Refer to the SDS sheet before use. Safety precautions must be strictly followed during storage, handling, and use. Personal Protective Equipment (PPE) should be worn at all times. PPE will include (but is not limited to): Safety glasses with side shields and high-quality nitrile gloves. To acquire additional information or technical and safety data, please visit: www.simiron.com.

TEMPERATURE

Air	40° – 85°F	4° – 29°C
Surface	40° – 85°F	4° – 29°C
Material	60° – 85°F	16° – 29°C

Higher temperatures will shorten working time.

APPLICATION EQUIPMENT

Apply with a low pressure pump sprayer and a microfiber pad. Do not atomize material.

APPLICATION PROCEDURE

SIMGUARD can be diluted up to 20% by fresh water when using on highly polished concrete. Always test a small area of each surface to ensure compatibility, coverage rate and desired results before beginning overall application. **Apply a test area to ensure surface suitability and desired results before widespread application. Allow surface to dry and inspect thoroughly before approval.** **SIMGUARD** may be applied to steel troweled, honed, polished or highly polished concrete surfaces.

1. Lightly wet a clean microfiber pad with **SIMGUARD** and wring out excess, leaving the pad damp.
2. Using a clean pump sprayer, work from one control joint to another, applying a light even spray of **SIMGUARD** to a small section.
3. Immediately, using the damp microfiber pad, apply downward pressure and spread material evenly to produce a thin even coat. Spread the product as far as possible while maintaining a wet edge. Stop spreading material if it begins drying and apply more material to maintain a wet consistent edge.
4. Allow to dry for 20 - 60 minutes, until tack free. Cooler and less ventilated areas could take longer to dry.
5. Once dry, burnish **SIMGUARD** using a high speed burnisher with a concrete polishing pad.

CLEAN UP & DISPOSAL

Clean up mixing and application equipment immediately after use. Use acetone or xylene; do not use alcohol. Follow solvent manufacturer's safety instructions. Be sure to follow all local, state and federal regulations when disposing of materials.

SHELF LIFE AND STORAGE

12 months from date of manufacture when stored indoors in the original unopened container at 60°F – 85°F (16°C – 29°C) in a dry location with humidity below 65%.

⚠ Do not allow materials to freeze.

MAINTENANCE

To maintain the appearance for long-term performance and life expectancy of the newly sealed surface it is imperative to continue routine maintenance program. To increase the life of the surface, use inside and outside walk-off mats. Daily removal of dust and debris from the surface using a microfiber pad or dry dust mop will improve shine. Cleaning spills promptly will protect your surface from any damage. Some acidic cleaning products and equipment or improper use of products can damage a surface appearance over time. Reapplication may be necessary for heavy traffic areas with greater frequency. Periodic light applications are recommended to maintain gloss and protection.

TECHNICAL ASSISTANCE

❓ Information is available by calling SIMIRON
Toll Free: 1.866.515.8775 / +1.248.686.3600

LIMITED WARRANTY

SIMIRON warrants this product to be free from defect in the material that affects its performance for a period of one year (from date of purchase). SIMIRON will replace at no charge the quantity of the Coating that SIMIRON determines has failed to perform, as the sole and exclusive remedy for any breach of this warranty and/or any other defect or failure of the coating. Proof of purchase is required. Cost of labor for application of any product specifically is excluded. Warranty is void if Simiron products are mixed with or used in conjunction with materials that are substituted for Simiron products. Warranty is nontransferable.

LIMITATIONS

- ⚠ Avoid heavy applications to allow proper film formation.
- ⚠ For proper film development, apply only when the surface temperature is over 40°F (4°C) and the relative humidity is below 80%.
- ⚠ Mock-ups and field test areas are required in order to validate performance and appearance related characteristics (including but not limited to color, inherent surface variations, wear, anti-dusting, abrasion resistance, chemical resistance, stain resistance, coefficient of friction, etc.) to ensure system performance as specified for the intended use, and to determine approval of the decorative flooring system.



CORPORATE OFFICE:

Simiron Inc
3000 Research Drive
Rochester Hills, MI 48309-3580, USA
(248) 686-3600 / (866) 515-8775

PRODUCT DATA SHEET: 02/19/2026

Disclaimer: All information provided by Simiron, Inc. concerning Simiron products, including but not limited to, any recommendations and advice relating to the application and use of Simiron products, is given in good faith based on Simiron's current experience and knowledge of its products when properly stored, handled, and applied under normal conditions in accordance with Simiron's instructions. In practice, the differences in materials, substrates, storage and handling conditions, actual conditions and other factors outside of Simiron's control are such that Simiron assumes no liability for the provision of such information, advice, recommendations or instructions related to its products. The uses of Simiron product(s) for suitability for the intended application and purpose before proceeding with the full application of the product(s).

Simiron reserves the right to change the properties of its products without notice. All Simiron product(s) are subject to its current terms and conditions of sale which are available by calling (866) 515-8775.