FLAG STONE FIX
STONE CARE EXPERTS

ZYAX GROUP

Technical Data Sheet (TDS)

FS ENHANCE & PROTECT +

Premium colour enhancer and sealer with lasting stain protection.

DESCRIPTION

FS ENHANCE & PROTECT + is a solvent-free, ready-to-use penetrating sealer that does not form a visible surface film. It enhances the natural colour of the substrate while maintaining breathability and original touch. The product provides long-lasting protection against water and oil-based stains, offers both wet-look gloss and matt finish, is UV-stable for indoor and outdoor use, and can be easily recoated when required.

SPECIAL FEATURES

- Deeply penetrates the surface without forming a film.
- Enhances and enriches the natural colour of the substrate.
- Provides durable protection against water, oil, and common stains.
- Reduces dirt accumulation and prevents chemical or biological degradation.
- Extends surface life while simplifying cleaning and maintenance.
- Offers UV stability, low VOC formulation, and long-lasting performance.
- Delivers high efficiency with low material usage.
- Preserves the natural feel of the surface while improving its resistance to wear.

AREAS OF APPLICATION

- Terracotta and fired clay
- Slate and granite
- Sandstone and limestone
- Marble and terrazzo
- Concrete and ceramic tiles (new or restored)
- Floors, facades, terraces, window sills, basins, panels, and countertops

COVERAGE ESTIMATE

- **Porous/absorbent substrates: 60–70 g/m^2**
- **Low-porosity / dense substrates: 45–55 g/m^2**

PACKAGING

FS ENHANCE & PROTECT + is available in 1 kg and 5 kg.

STORAGE & SHELF LIFE

1 year from the date of manufacture when stored in a cool, dry place away from heat and sunlight.

APPLICATION INFORMATION

Surface preparation

- Ensure the surface is clean, dry, and free from dust, grease, curing compounds, or existing coatings.
- Wash with clean water if necessary and allow to dry completely for best penetration.
- Conduct a test patch and obtain customer approval for the desired finish and enhancement.

Application

- Apply as supplied, do not dilute.
- Suitable tools: brush, roller, soft lint-free cloth, or sponge.
- For a glossy finish, remove excess material after the first coat.
- For a matte finish, apply one or two coats, removing excess after each coat.
- Remove excess material 10-15 minutes after application on porous substrates and 30-35 minutes on low porosity substrates.
- Allow full curing for 30-36 hours. Most stains can be removed after 12 hours of application.

TECHNICAL INFORMATION

Appearance	Colourless, clear
Clarity	Clear
Density	1.000 ± 0.02 g/cc
Flash Point	45 °C
Consistency	Very thin liquid that penetrates deeply while keeping the substrate breathable.

PRECAUTIONS

- Do not dilute.
- Do not apply to damp or wet substrates.
- Clean tools with hydrocarbon solvents such as xylene or toluene.
- Although low VOC and tin-free, follow standard safety practices for solvent-based materials.
- Keep away from open flames, heat, and direct sunlight.

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