



MasterFormat: 07 19 16

OCTOBER 2025
(Supersedes January 2019)

PENTREAT™ 244-40

Water Repellant Penetrating Sealer

DESCRIPTION

PENTREAT 244-40 is a reactive, penetrating, 40% active content silane sealer that reduces water and salt penetration in concrete and masonry structures. PENTREAT 244-40 is a hydrophobic, impregnating sealer that helps prevent scaling, spalling, freeze-thaw damage on properly designed, placed, and cured concrete. PENTREAT 244-40 is a clear, transparent, translucent liquid.

USES

PENTREAT 244-40 is designed for use on horizontal and vertical, new and existing concrete and masonry above-grade surfaces. Suitable applications include commercial, industrial, and municipal projects. PENTREAT 244-40 can be used on parking structures, driveways, plazas, stadiums, patios, walkways, median barriers, bridge decks and piers, ramps, traffic barring concrete, marine structures, and loading docks.

FEATURES/BENEFITS

- High-performance, breathable, penetrating, superior water repellent sealer.
- Provides an effective salt screen.
- Keeps treated surfaces cleaner.
- Minimizes penetration from de-icing chemicals, water penetration, salt penetration, etc., that may damage concrete/masonry surface.
- Can help reduce spalling of new concrete surfaces due to freeze-thaw cycles.
- Chemically bonds to the substrate, reducing liquid absorption while allowing excellent vapor transmission.
- Leaves no residue/Requires no cleaning after application.

PACKAGING

5 Gallon (18.9 L) Pails
55 Gallon (208.2 L) Drums

COVERAGE

Unless otherwise directed by applicable specifications, the rate of coverage should be 100 - 150 ft.²/gal. (2.45 - 3.68 m²/L). Coverage is approximate and may vary depending on surface finish/texture, concrete condition, climatic conditions, etc. Always apply to a test area first to determine actual coverage rate before full-scale application.

SHELF LIFE

When stored indoors in original, unopened containers at temperatures between 40° - 90° F, optimum performance and best use is obtained within two years of date of manufacture.

SPECIFICATIONS

- Alberta Transportation B388, Type 1B
- NCHRP 244 Series II
- NCHRP 244 Series IV
- AASHTO T259/T260
- ASTM E514
- ASTM C642
- ASTM C672
- National EPA VOC Emission Standard for Architectural Coatings

TECHNICAL DATA

VOC Content: 600 g/L

APPLICATION

Surface Preparation ... Surfaces must be structurally sound, clean, and dry with all stains, oil, grease, dust, dirt, efflorescence, and curing compounds removed prior to application. For optimum results, wait 28 days before applying PENTREAT 244-40 to new concrete.

Application Method... Apply with a low-pressure airless sprayer, such as a Chapin 19069 with a 0.1 GPM (0.379 LPM) spray rate, allowing PENTREAT 244-40 to flood the surface.

CONTINUED ON REVERSE SIDE ...

W. R. MEADOWS, INC.

P.O. Box 338 • Hampshire, IL 60140-0338
Phone: 847/214-2100 • Fax: 847/683-4544
1-800-342-5976

www.wrmeadows.com • info@wrmeadows.com

HAMPSHIRE, IL / CARTERSVILLE, GA / YORK, PA
FORT WORTH, TX / BENICIA, CA / POMONA, CA
GOODYEAR, AZ / MILTON, ON / SHERWOOD PARK, AB

Horizontal Application ... Apply in a single pass. Completely saturate the surface and leave wet for 3 - 5 minutes. Then brush out or broom all pools and puddles of material from surface.

Vertical application ... Apply two coats wet on wet. Do not allow the first coat to fully dry before applying the second.

Test Application ... Always perform a small test application on each type of surface prior to full scale application to determine suitability and final appearance. Test using the recommended application instruction. Let area dry thoroughly before inspection.

Drying Time... Product dries quickly. Drying times will vary depending on application rate, temperature, humidity, and project conditions. Restrict foot traffic for at least four hours at 68° F (20° C). Twelve hours is preferable.

Cleanup... Clean tools after use with a solvent such as xylene, toluene, or SEALTIGHT CLEANER from W. R. MEADOWS.

PRECAUTIONS

FOR OUTSIDE/EXTERIOR APPLICATION ONLY. PENTREAT 244-40 IS COMBUSTIBLE. KEEP AWAY FROM ALL OPEN FLAMES, SPARKS, IGNITION SOURCES, etc. Use with adequate ventilation and block all HVAC ventilation ducts which may spread product vapors - vapors are flammable and heavier than air. Not recommended for below-grade-applications or for use under hydrostatic pressure. Do not use as a waterproofing or vapor barrier. PENTREAT 244-40 will not block vapor transmission through defective substrates, such as cracked or improperly repaired surfaces. PENTREAT 244-40 should never be in contact with bituminous products. On vertical applications, protect window panes and window frames that will be painted from contact with PENTREAT 244-40.

Treated surface must be protected from rain for six hours minimum, but 12 hours is preferable. Do not over-apply. For optimum performance, the moisture content of the concrete must not exceed 4%. The application temperature should be between 40 to 90° F (4.4° to 32.2° C). The surface temperature should be 5.5° F above the dew point.

Should it suddenly start to rain, stop treatment and cover impregnated areas. Do not over apply. Do not allow puddling or running to occur.

For most recent data sheet, sustainability information, and safety data sheet, visit www.wrmeadows.com.



LIMITED WARRANTY

W. R. MEADOWS, INC. warrants at the time and place we make shipment, our material will be of good quality and will conform with our published specifications in force on the date of acceptance of the order. Read complete warranty. Copy furnished upon request.

Disclaimer

The information contained herein is included for illustrative purposes only, and to the best of our knowledge, is accurate and reliable. W. R. MEADOWS, INC. cannot however under any circumstances make any guarantee of results or assume any obligation or liability in connection with the use of this information. As W. R. MEADOWS, INC. has no control over the use to which others may put its product, it is recommended that the products be tested to determine if suitable for specific application and/or our information is valid in a particular circumstance. Responsibility remains with the architect or engineer, contractor and owner for the design, application and proper installation of each product. Specifier and user shall determine the suitability of products for specific application and assume all responsibilities in connection therewith.

© W. R. MEADOWS 2025