



HELPFUL TIPS AND INFORMATION ABOUT SEALOFLEX® PRODUCTS

Sealoflex CT™

Sealoflex CT™ has been on the market since 1998 and has been a very successful product. We have some good field experience and would like to share this with you so that you can benefit from what we have learned.

1. When applying Sealoflex CT™ to a substrate or to itself as a subsequent coat, make sure that the surface is dry. One can be easily fooled into believing a surface is dry by just looking at it; however, you may find that by wiping your hand over the surface there may be condensation on the surface which is not immediately visible. This is particularly true of a white surface early in the morning. If the CT™ is coated over a film of moisture such as this you will almost certainly experience bubbling or delamination at that interface. Although it is not recommended Sealoflex CT™ will adhere to damp surfaces as long as they are not wet.
2. If you want to coat an asphalt containing surface with Sealoflex CT™, you must apply a thin barrier coat of waterbased Sealoflex Pink® first and allow to dry. This barrier coat will not allow the solvents in the CT™ to penetrate the asphalt surface. The importance of this is that asphalt will not be able to bleed into the CT™ system and discolor it.
3. As in item 2 when applying CT to an expanded polystyrene surface (e.g. EPS board) also prime with waterbased Sealoflex Pink to protect the EPS from being attacked by the solvents. This is not the case with ISO Board as "ISO" is stable in contact with Naphtha.
4. If you are using Sealoflex CT™ products in cold weather, you may find the viscosity will increase when it gets cold and it will become difficult to apply. You can remedy this in two ways:
 - Keep the product in a relatively warm place for several hours before use.
 - You may add up to 5% naphtha by volume (1 quart per 5 gallon) and mix well.
5. Sealoflex CT Pink® displays all the same characteristics as the Sealoflex CT Top™ except that it does not contain any of the UV protecting additives present in Sealoflex CT Top™. It is, therefore used only as the foundation and saturating coat for the fabric reinforcing. After this it is covered with Sealoflex CT™ in the normal way according to specification. It must never be used as the final coat and should not be exposed to sunlight for more than 2 weeks.
6. Sealoflex CT™ has an extremely long shelf life (years) and if it evaporates it can simply be reconstituted by adding a little naphtha and mixing well with a mechanical mixer.

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Sealoflex in Winter

Be aware that during the colder months, problems may be encountered achieving quick drying times with the waterbased Sealoflex System. At this time of the year when cool moist conditions are experienced this slows the drying of waterbased systems. Sealoflex is no exception. This will be particularly noticeable in shady areas. *Under these conditions use the Sealoflex CT™ System!* The CT™ System will provide rain resistance within 20 minutes at 50°F and will continue to cure if temperatures drop well below freezing making it safe to use in harsh cold conditions.

Coating Concrete Substrates

Concrete is a very good substrate to accept most of the Sealoflex products because it is hard and absorbent, however, there is one aspect of concrete and masonry which must be carefully considered when applying coatings and that is its porosity which allows it to contain air and moisture. This is particularly noticeable in low quality concrete.

Depending on their density concrete and masonry products contain varying quantities of air and moisture. When one is coating these surfaces with a heavy application of coating, as is often the case with Sealoflex products, the surface of the coating tends to dry rapidly due to contact with the atmosphere and or direct sunlight, leaving the lower layers, in contact with the substrate, uncured for extended periods of time. This presents a potentially problematic condition. Namely, if the concrete substrate is undergoing a temperature rise the air in the pores will expand, pushing the uncured film away from the surface forming a bubble. This is going to be even more pronounced with coatings of low vapor permeability such as Sealoflex CT™ but this can be just as pronounced in the hotter months with regular Sealoflex Pink®.

To minimize the possibility of experiencing this problem the following precautions are advised:

- Apply Sealoment Plus™ as a primer to the concrete surface as soon as the new concrete surface is walk able. This will usually be possible within 12 hours depending on temperature. It will develop a good adhesion to the still very alkaline surface. Sealoment Plus™ has excellent vapor transmission characteristics which will allow excess water to escape from the surface without allowing liquid water in from precipitation or other sources
- Apply the initial coat to the primed concrete surface during a period of declining temperature or cooling (e.g. during late afternoon). This will allow the coating to cure during a period when the air and water vapor is reducing in volume; thereby ensuring no pressure build up below the coating while it is curing.
- If the existing concrete slab is suspected of being low quality porous and having high moisture content, then use Dampseal 101™ primer and follow application instructions *carefully.*
- For additional information on this subject read the article on "The Dreaded Water Sandwich" in this website.



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Grease Shield™

The primary use of Grease Shield™ is as a final coat to roof surfaces in close proximity to extractor fans on cooking facilities where oils and fats settle on the roof. These oils and fats are very aggressive to almost all roofing membranes and paints and break them down chemically. Grease Shield™ is resistant to this attack as well as being very smooth which will allow easy cleaning of such surfaces. The coating only needs to be applied to those areas of the roof which will be affected by the greasy/ fatty fallout.

Grease Shield™ also has unusually good resistance to weathering and will out last most coating systems by many years. Grease Shield™ will retain 97% of its gloss after 4500 hours of QUV exposure (ultraviolet light testing). At this point most other coatings have completely deteriorated.

This property would make it particularly effective for coating metal mansards on many commercial properties where the paints used look very tired after a short time. Examples are KFC, Pizza Hut, McDonald's, Holiday Inns etc.

The cost of Grease Shield™ material to the contractor/owner will about \$1 per square foot.

“Deck Fabric”

The “Deck Fabric” which was recently introduced is now available in a 5' wide X 100ft roll as well as the 10' wide X 100 ft long. This product has proved to be very popular with most contractors. It is not recommended to use this fabric for detail work such as flashings penetrations etc. It is also not recommended for use with the Sealoflex CT™ System. For these purposes continue to use the regular Sealoflex fabric. Also, if a surface is very rough, for example shingle, granular modified, rough concrete it is advisable to use the conventional fabric since the deck fabric will tend to leave air pockets in deep indentations and pin holing will occur during saturation. This will be particularly noticeable when using CT Pink®, as it is more flowable than waterbased Sealoflex Pink®.

When applying Sealoflex Pink® to the Sealoflex® Deck Fabric by spray gun it is very important to back roll the sprayed area immediately with a ¾” nap roller to ensure that the fabric is pressed down onto the substrate ensure full adhesion and saturation.

Corrosion Protection of Steel

Rust-X 2020™, Metal Etch Primer™ and Sealoflex CT™ form a great combination to act as a very effective corrosion protective system on structural steel. Below is a basic explanation of the function of each of the 3 products in this application.

1. Rust-X 2020™: This is a rust neutralizer/converter which is primarily eliminating all traces of iron oxide by converting it into an organo-ferrous compound which is inert. This in essence ensures that all rust activity is arrested which is vitally important to prevent reoccurrence.
2. Metal Etch Primer™: This is a zinc rich metal primer with very low vapor permeability. This prevents the development of electrolytic action at the same time blocking the migration of moisture and oxygen to the metal surface.

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3. Sealoflex CT™: This forms a thick highly elastic tough membrane which is water & chemical resistant, salt resistant and ultraviolet resistant. It also displays very low vapor permeability with the obvious benefits. Its major benefit over most other finish coat systems is its elastic properties. This allows impact of the surface without the possibility of cracking which result in compromising the integrity of the corrosion protection. Furthermore, in the event that some corrosion activity is still present under the system the resultant volume increase in the local area would break a brittle top coat which again would affect the performance of the system. Being elastic the coating will remain intact eventually starving the corrosion process of moisture and oxygen. Another advantage of Sealoflex CT™ is that it will not be affected by submersion or permanent contact with soil.

Rust-X 2020™ and Metal Etch Primer™ were introduced to our range of products 1997 and 1990 respectively with excellent results below acrylic elastomeric top coats mainly in the metal roof arena. With the introduction in 1998 of Sealoflex CT™ the system has been significantly improved.

Sealodeck™

The primary functions of Sealodeck™ are twofold:

- to provide waterproofing of the wooden substrate;
- to provide protection to the wood against solar rays.

The first of these – waterproofing – is relatively simple to understand. By utilizing waterproofing resins the Sealodeck™ product penetrates the wood fiber providing a sealant that resists water penetration.

A primary advantage of Sealodeck™ over other commonly available products is the use of silicone as compared to the more popular Paraffin Wax as a water repellent (beading agent). The wax products are rapidly affected by normal environmental conditions and have a greatly reduced effective time frame.

This second function of sun protection is more important than that of waterproofing and is equally important to understand.

UV light absorption is the key and is achieved with Sealodeck™ by:

- High efficiency UV light absorbers which impact pigmentation;
- Transparent pigments which act very effectively as UV absorbers.

The transparent pigments are what we incorporate to achieve the colors seen in Golden Pine, Weathered Gray, Nut Brown and Red Cedar. By contrast our Clear product does not contain these transparent pigments and consequently that component of UV protection is not present. It is not possible to quantify the effect of this component but it is safe to say that the Clear material will have a reduced level of protection against UV light. It is therefore important to encourage our customer to consider the colored versions versus the Clear for optimal performance.

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One important tip to remember when applying Sealodeck™. Often you will find that the horizontal wooden boards you are treating may be “cupped”. This will tend to make the Sealodeck™ pool in small areas. These pools must be rolled or brushed out immediately since if they are left to dry they will remain opaque indefinitely leaving an unattractive blemish on the surface.

If there concern about slip resistance it can be remedied in the following way. Immediately the first coat of Sealodeck™ is applied to the wood, a light sprinkling of 35 to 65 mesh “sugar sand” is applied to the surface. After this coat has dried sweep off the excess sand and apply the second coat in the normal way.

Mixing Powder Products

Whenever you are mixing Sealoflex® powder products for use always place some of the liquid component into the mixing vessel first before adding the powder component. This will make sure that you don't end up with dry material stuck in the corners at the base of the container. In particular when mixing up Sealoment Plus™ place only about 60% of the total mix water into the vessel and add the Sealoment Plus™ powder. This will form a stiff material which you continue to mix until smooth and then add the rest of the water to make a paintable consistency. The reason for the intermediate step is to ensure that any agglomerated material in the powder mix is broken down. If all the liquid is put into the mix at the beginning you cannot generate enough shear to break up the particles.

The Ponding Water Trap

There is always the temptation to remedy a ponding water situation on a roof using Sealoflex CT™. Here are some comments on this subject:

1. If all attempts fail to eliminate ponding only then resort to using Sealoflex CT™.
2. If you finally have no other way of dealing with the ponded area then at your own risk apply the fully fabric reinforced Sealoflex CT™ System over the ponded area to a line about 6” beyond the extremity of the pond. Applying the Sealoflex CT™ as a coating only is guaranteed to fail. This is due to the action of algae growth on the surface in the ponded area and during drying out of the ponded area the drying algae will stress the unreinforced coating beyond its tensile strength. This problem will not occur in a fish pond or similar since the algae never has a chance to dry out.
3. To ensure that the problems caused by algae are reduced it is recommended that the roof should be washed annually with a bleach solution.

Fish Ponds

When using Sealoflex CT™ to waterproof the interior of a pond which will contain fish or other marine life always be sure to use Sealoflex CT™ “Pond Grade”. This product is produced without an algaecide so as not to contaminate the water which will be the living environment for the fish and plant life. Regular Sealoflex CT may cause fish and plants to die. When the product is used in fish ponds, ensure the pond is not filled with water for at least 48 hours. This will ensure that all the naphtha solvent has escaped and no dissolving of solvent in the water can occur. Only very small amounts of naphtha in the water can cause the fish or marine plant life to die.

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Wearcoat™ over Sealoflex CT™ System

The question is often asked if Wearcoat™ can be applied over a Sealoflex CT™ system. The answer is “yes”. However, the reasons for wanting to do this often are not going to be satisfied. If you are trying to overcome a ponding problem this won't work, as the Wearcoat will not withstand the ponding while the underlying Sealoflex CT™ System will perform well but the Wearcoat will delaminate where the water stands.

NOTE: Always be cautious to allow the CT™ adequate time to cure before covering with Wearcoat. 24 hours or longer should be allowed. Coating too soon will result in poor adhesion or delamination of the Wearcoat™.

Coraflex Jointing Fabric

This is available in a 4” and 6” wide fabric which looks very similar to deck fabric but is thinner. Although much thinner than regular Sealoflex® Fabric it has a higher tensile strength. It has the advantage that when applied over a joint it does not create a pronounced ridge and therefore eliminates the need to use Buttergrade™ on many joints. Be aware, though, that if a wood joint is poor and not flush Buttergrade™ will still be necessary. Another advantage is that brushing Sealoflex Pink® through from the surface in one operation is satisfactory.

Coating of TPO Single Ply

This is a very successful use for Sealoflex® products. It is very difficult to achieve good adhesion to TPO roofing membranes with conventional coatings. However, Sealoflex CT™ has the unique ability to adhere to TPO's. You have the option of applying

1. a coat of Sealoflex CT™ to the surface at 100 sq ft per gallon and then over coat with a second coat of CT™. This will yield a coating thickness of approx. 20 mils.
OR
2. Prime with Sealoflex EPDM Primer® followed by two coats of waterbased acrylic Sealoflex Finish Coat™ again at 100 sq ft per gallon each. This will yield a coating thickness of approx. 20 mils.

Sealoflex CT™ over Cellular Lightweight Concrete

The following are some important steps to be taken to achieve a successful application of the Sealoflex CT™ System over Cellular Lightweight Concrete (CLWC).

1. When possible apply a generous coat of Sealoment Plus® to the surface of the CLWC as soon as the surface becomes walk able. This will usually occur within 12 hours of placing the CWLC. This will immediately provide a water resistant surface to the CWLC and avoid excessive saturation of the surface due to precipitation. In any event Sealoment Plus is the recommended primer for CWLC when covering with the Sealoflex CT™ System. It is also recommended to apply the Sealoment Plus during the cooling phase of the day to avoid blowholes (pinholes) from forming during application.
2. Once the Sealoment Plus™ has a dry appearance, apply the Sealoflex CT™ to all flashing and penetration areas. At this point inspect the general area of primed surface for pin holing. If areas of pin holing are found, reapply Sealoment Plus in those areas during a cooling phase of the day. The Sealoment Plus™ has the unique quality of allowing moisture to escape rapidly without allowing water to enter from rainfall.

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3. The allowable level of water content in the CLWC before general application of the Sealoflex CT™ System is 19%. However, as a precaution it is recommended to strategically place one way vents at 4 square intervals to allow for dissipation of moisture vapor. Before placing a vent in position, excavate a cavity approximately 3" by 3" down to the surface of the structural deck. The vent is then placed over the cavity and flashed in the surrounding Sealoflex CT™ roofing membrane. After several weeks the vent may be removed, and the cavity will be filled with Sealopatch™ Patching Mortar and then covered with a patch of Sealoflex CT™ System overlapping the surrounding membrane by at least 3" in each direction.
4. Ensure that when using Sealoflex CT™ that only regular Sealoflex® Fabric is used and not Sealoflex® Deck Fabric.