

TopCoat® FlexSeal

Information Sheet

Updated: 1/04



*Quality You Can Trust Since 1886...
From North America's Largest Roofing Manufacturer™*



*“Don’t Repair Or Replace It...
Restore It And Save”*

FLEXSEAL

AN ELASTOMERIC SEALANT



Designed For Use On:

- Metal • SBS, APP & BUR
- Concrete • Wood • Copper



NO SEAMS. NO LEAKS. NO PROBLEMS.

A white, trowel-grade, solvent-based sealant designed to line and waterproof interior gutters on many buildings.

TOPCOAT® FlexSeal is:

- Capable of withstanding ponding water
- Extremely flexible and durable
- Self-leveling; perfect on low-slope metal roof surfaces
- Durable and UV resistant; will not chalk, crack or peel
- Solvent based sealant
- Ideal for metal, concrete, plywood, copper, SBS, APP, and BUR
- Available in 1 and 5 gallon pails in addition to 1-qt. cartridges
- Warranties available for up to 10 years*
- Guarantees available for up to 20 years*

Recommended uses:

For use on all areas of metal, SBS, APP & BUR, concrete, wood, and copper roofs where water can potentially pond, including gutters and detail areas. FlexSeal LV (low viscosity FlexSeal) can be used for confined areas.

*See warranties and guarantees for complete coverage and restrictions.

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PRODUCT DATA

FLEXSEAL

White, solvent-based synthetic elastomeric sealant designed to line and waterproof interior and exterior gutters typically found in metal buildings. FlexSeal is capable of withstanding ponding water. A low viscosity version of FlexSeal (FlexSeal LV) is available for use in confined areas. This product is easiest to apply at temperatures above 42°F. Substrate temperatures must be below 120°F when applying product

Recommended Application Rate:	5 gallons/100 sq. ft.
Application Method:	Trowel or stiff bristle brush
Application Temperature (air, surface):	20° - 120°F
Drying Time (75°F, 50% RH):	Approximately 24 hours
Wet Mil Thickness (5 gallon/100sq.ft.):	75 wet mils
Dry Mil Thickness (5 gallon/100sq.ft.):	50 dry mils
Total Solids (by weight):	77% +/- 2%
Total Solids (by volume):	66% +/- 2%
Specific Gravity:	1.24 +/- 0.1
Weight per Gallon:	10.3 +/- 0.5 lbs.
Viscosity (75°F):	500,000 +/- 100,000 cps
LV - Viscosity (75°F):	150,000 +/- 15,000 cps
Clean-up:	Mineral Spirits, Toluene, Xylene
ASTM D-412, ASTM D-21-96, ASTM D-1475, and ASTM E-1644	

NOTE: Repair leaks promptly to avoid adverse effects including mold growth.



Call for more information and a **FREE** brochure and video.

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