



## Description:

FlexSeal™ Sealant is a solvent-based synthetic, flowable, elastomeric sealant that can be applied to many low-slope roof surfaces. It is durable and helps protect the substrate against damaging UV exposure.

## Approved Substrates:

FlexSeal™ Sealant can be used on metal, structural concrete, copper, SBS, APP, EPDM, BUR, PVC and TPO. It can also be used with GAF Premium Fabric on penetrations, curbs, and seams. Do not use over silicone substrates.

## Packaging Sizes:

- 5 gallon (18.9 liter) pail

## Storage and Shelf Life:

**Product Storage Temperature:** 50°F – 90°F (10°C – 32°C) do not allow coating to freeze.

**Shelf Life:** 24 months from date of manufacture in unopened containers, if stored properly in a clean and well-ventilated area.

## Application Instructions:

**Substrate Preparation:** Roof must have positive drainage, and be clean and dry with no trapped moisture. Priming of substrate is recommended and may be required. See Liquid-Applied Roofing Manual at [gaf.com](http://gaf.com).

**Mixing:** Mix prior to use as required. Do NOT attempt to thin or self-tint.

**Application:** Apply evenly by trowel or brush. Apply 2.0 gallons per 200 linear feet with a 6-inch width (7.6 L/61 lm with a 152 mm width). If fabric embedment is required, apply an additional top layer of flashing at 2.0 gallons per 200 linear feet (7.6 L/61 lm). Total finished dry mil thickness must be at least 21 mils without fabric and 48 mils with fabric.

**Application Note:** Cool temperatures and high humidity will slow cure. It is not a structural component and it is not intended to bridge large voids. Over-application may result in slumping, dripping, or unsightly appearance. For Application Questions: Contact GAF Technical Services at 1-877-423-7663 or visit [gaf.com](http://gaf.com)

## Warranty:

Refer to applicable warranties and guarantees, available at [gaf.com](http://gaf.com), for complete coverage and restrictions.

## Limitations and Precautions:

**Application Air Temperature:** min. 50°F (10°C). Do not heat containers.

**Application Surface Temperature:** 50°F (10°C) and rising. Care should be taken when coating surfaces above 120°F. Contact GAF Design Services if you have application questions. Do NOT apply if rain, dew, fog, heavy moisture, condensation, or freezing temperatures are in the 8-hour forecast to ensure proper cure. Cool temperatures/high humidity may slow curing.

## Safety and Handling:

For specific information regarding safe handling of this material, please refer to the Safety Data Sheet (SDS).

## Clean Up:

Use mineral spirits or xylene to thoroughly flush equipment.



Visit [gaf.com](http://gaf.com)

For additional information, contact GAF Design Services at 1-877-423-7663 or [designservices@gaf.com](mailto:designservices@gaf.com)


We protect what matters most™

**GAF**

### Physical Properties

Type	ASTM Test Method	ASTM Minimum Values	Test Values*
Volume Solids	ASTM D2697	≥ 50%	66%
Weight Solids	ASTM D1644	≥60%	77%
Initial Percent Elongation	ASTM D412	Min. 100% @ 73°F	300%
Initial Tensile Strength	ASTM D412	Min. 200 psi @73°F	485 psi (3344 kPa)
Weight per Gallon	ASTM D1475	—	10.3 lb. (4.67 kg)
VOC	—	—	< 300 g/L
Dry Time	ASTM D5895	—	Approximately 24 hours
Flash Point	—	103°F (39°C)	Flash Point
Standard Colors	—	White	

### Approvals

	Miami-Dade County Product Control Approved	State of Florida Approved
---	--	---------------------------

\* Values are approximate and subject to normal manufacturing variations. These values are not guaranteed and are provided solely as a guide