

TOPCOAT® Liquid-Applied Roofing Systems
FlexSeal™/FlexSeal™LV
(TOPGN160)

Updated: 7/14



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

FLEXSEAL™ / FLEXSEAL™ LV

Description

TOPCOAT® FlexSeal™ is a white solvent-based synthetic elastomeric sealant. FlexSeal™ is extremely flexible and durable. Like all solvent-based products, the surface must be completely free of moisture before application. A low-viscosity version of FlexSeal™ – FlexSeal™ LV – is available for use in confined areas.

Uses

TOPCOAT® FlexSeal™ is designed for use on metal, concrete, wood, copper, SBS, APP, EPDM, and BUR substrates. For use on all areas of roof substrates, including gutters and detail areas. Can be used for cold-weather application. This product is easiest to apply at temperatures above 32°F. Substrate temperatures must be below 120°F when applying product.

Advantages

- Extremely flexible and durable
- Self-leveling; perfect on low-slope roof surfaces
- Seals and restores existing pitch pans
- Ideal for term bar, railing, step flashings, or edge metal
- Durable and UV resistant; will not chalk, crack, or peel
- Solvent-based sealant

- Ideal for metal, concrete, plywood, copper, SBS, APP, EPDM, BUR, and TPO
- Limited material warranty available for up to 10 years*
- Guarantees available for up to 20 years†
- Available in 1-gallon, 5-gallon, and 55-gallon containers in addition to 1-quart cartridges and 10 oz. cartridges

For Application Questions

Contact GAF Technical Services at 1-800-766-3411 or visit gaf.com.

Applicable Standards

ASTM D412, ASTM D2196, ASTM D1475, and ASTM E1644

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

**See applicable warranties and guarantees for complete coverage and restrictions.*

†When used as a part of a multi-ply system.

TOPCOAT® FLEXSEAL™ – FLEXSEAL™ LV TECHNICAL DATA

Application Rate:	5 gallons/125@6"
Application Method:	Trowel or stiff bristle brush
Application Temp (air, surface):	32° - 120°F
Drying Time (75°F, 50% RH):	Approximately 24 hours
Recommended Wet Mil Thickness:	85 wet mils
Recommended Dry Mil Thickness:	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):	600,000 ± 100,000 cps
LV - Viscosity (75°F):	150,000 ± 15,000 cps
Tensile:	485 psi ± 10%
Storage:	Store in well-ventilated area at 50°F to 80°F; protect from freezing
Shelf Life:	1 year
Clean-Up:	Mineral Spirits, Toluene, Xylene

LEED® Credit
Available

State of
Florida
Approved

