



SEAL IT ROOF SEAL LIQUID MEMBRANE

100% Waterproof Hybrid Roof Barrier

Technical Data Sheet



SEAL IT ROOF SEAL RANGE

Description:

SEAL IT LIQUID MEMBRANE System comprises a highly reflective liquid applied hybrid coating formulated to a solvent-free, non-flammable formulation for professional roofing applications. Used in conjunction with a primer, accelerator and reinforcing mat, where required, the system gives the ultimate alternative to bitumen based and GRP waterproofing roof membranes for all existing roof substrates.

Features & Benefits:

- ◆ **No specialist training required.**
- ◆ **Breathable.**
- ◆ **Adheres to all common building substrates.**
- ◆ **Solvent-free and non-flammable.**
- ◆ **Helps reduce energy costs.**
- ◆ **All weather application.**
- ◆ **Permanently flexible.**
- ◆ **Rain safe in 15 minutes.**
- ◆ **Withstands chemical attack.**
- ◆ **Simple application.**
- ◆ **Can be used below 5°C if used in conjunction with Seal It Roof Seal Accelerator.**

Based on hybrid technology, ROOF SEAL LIQUID MEMBRANE has high elasticity, even under climatic weather variations. It does not harden under cold conditions and has very high stability to temperature variations (from -50°C to +120°C), to UV radiation and to external chemical attack. Excellent resistance to ageing, ultraviolet and discolouration. It also provides water vapour permeability, allowing the surface to breath. Under test conditions, ROOF SEAL has superb thermal properties and outperforms black bitumen by 36% at just 0.8mm thickness, it is also 11.3% more efficient than solar reflective paint which helps reduce energy costs.

Use

Offering primerless adhesion on a wide variety of building and roofing surfaces, such as metal, treated and untreated wood, brick, stone, polyester, glass, lead, bitumen coating*, roof tiles, plastics, polycarbonate, concrete, without heating or bonding. Ideal for repairing flat roofs, pitch roofs (less than 10°), leaking flashing, guttering and roof lights and cracked roofing panels, chimney stacks, corrugated or plate roofing materials, zinc, steel, fibre-cement and façade panels creating an impermeable seal to repel water damage and provide resistance to degradation from natural weathering like rain, snow and sunlight. Also suitable for zinc guttering, down pipes, ventilation ducts, etc.

Preparation

Protect any surfaces not requiring application to avoid accidental damage or contamination, this is especially important

when applying the product by spray. Protect any areas not to be treated with masking tape or protection film, making sure it is fully bonded so as not to cause any trip hazards. All surfaces should be degreased, either with hot water or with a pad soaked in solvent, followed with a clean cloth. All loose materials must be removed by brushing, scraping or high pressure water. New concrete and mortars must be at least 28 days old.



Any organic growth should be treated with Bond It MOULD STOP fungicidal wash or equivalent.

Irregular masonry surfaces should be filled and levelled before applying ROOF SEAL. Cracks greater than 2mm wide should be filled prior to application. This can be done with ROOF SEAL CRACKS & EDGING SEALER or for larger gaps use the ROOF SEAL REINFORCING MAT.

*Can be used on bitumen coatings and roofing felt, only when primed with ROOF SEAL BLEED BLOCKER (see technical data sheet for primer instructions) Note: the primer can only be applied when the outside temperature is above 5°C.

This product can be applied to damp surfaces. If there is standing water, brush this away and then apply ROOF SEAL to the damp surface. Do not worry if it then rains and water pools on top of the coating, it will not be affected and will continue to cure. Once cured the membrane is resistant to temporary water ponding, however, adequate drainage in the roof design is required to ensure that no permanent ponding can occur.

Application

Remove all surplus packaging from inside the tin, including dessicant and protective films. We would advise stirring the coating thoroughly before use. Once container is opened and product is exposed to the air it will start to cure so apply immediately. It is also recommended that the full tub is used on the installation otherwise there is the risk it could potentially skin over and go lumpy if left in the tin for a period of time once it has been exposed to air.

Do not dilute. Apply product to the surface with a brush (longer bristle brushes are recommended on rough substrates), short pile roller, trowel, spatula, squeegee or industrial spray equipment.

The coating should be evenly applied at a rate of approximately 1m² per 1L at 1mm thickness according to the porosity and roughness of the surface to be treated. We recommend a minimum of 2mm thickness on applications. Some surfaces may require two coats. The second coat should be applied after 8-24 hours, when the first coat is sufficiently dry to walk on. It is recommended the coating is extended beyond the substrate to create a self-terminating flashing or use SEAL IT CRACKS & EDGING SEALER to seal edges. Take care when conditions are windy and using spray method in particular, avoid contact with substrates not requiring coating. Product can be removed before it cures by acetone, Bond It WHITE SPIRIT or Bond It MULTI-WIPES if unwanted contact is made to surfaces.

We recommend a small discreet area approximately 1m² is treated with the ROOF SEAL MEMBRANE prior to applying to the full surface area for the purpose of identifying any adverse reaction between product and the substrate.

Drying Times

Tack free after approximately 2 hours after application (@23°C and a relative humidity of 50%). It is capable of resisting heavy rain 3 hours after application. After application the surface should be subjected to as little traffic as possible. Area should not be fully trafficked for at least 72 hours to preserve integrity of coating.

Damage to the roof by other trades will not be the responsibility of Bond It.

Limitations

Not recommended for use when temperatures of less than 5°C are expected in the next 24 hours (unless using in conjunction with the SEAL IT ACCELERATOR, please refer to relevant instructions). Not suitable for use on low surface energy plastics such as PE, PP and PTFE. Adhesion to EPDM sheets needs to be checked on a small test area before proceeding. Do not use on surfaces that bleed oils or plasticisers. Blistering can occur when MEMBRANE is applied onto damp substrates that are not able to dry out from underneath. If the minimum thickness is not achieved, cracks and structural failure in the coating may occur. Only walk on roof surfaces restored with ROOF SEAL for maintenance purposes.

This is not a wearing surface and is not anti-slip and as such should not be used as a pedestrian walkway, deck or frequently trafficked area. Small chip aggregate can be added to the coating to provide limited slip resistance if the area will be subject to light and occasional foot traffic. It is also not recommended for areas where there is low atmospheric moisture present as product will not cure. It is essential that bitumens, roof felts, etc. are properly and completely primed before ROOF SEAL MEMBRANE application or product failure WILL occur. Please note application temperature limits for this system.

Cleaning

Clean tools using acetone, MEK or Bond It WHITE SPIRIT. Trowels and squeegees can be easily wiped clean with the aid of Bond It MULTI-WIPES. Cured material can only be removed mechanically with a spatula or similar tool.

Size

2.5L, 5L and 20L.



Colour

Grey and black. Other colours are available to special request but will be subject to a minimum order quantity. Please request details.

Storage Conditions

Shelf life is 12 months from its date of manufacture when stored at a temperature between +5°C and +30°C in its original unopened packaging. Once opened this product will begin to cure and is recommended that the full tub is used to avoid it skinning over.

Disposal of Containers

Do not leave empty containers where residue could be harmful to children, animals or the environment. Remove any containers to a central disposal point in accordance with local regulations.

Health & Safety

Please refer to separate Safety Data Sheet (SDS) for full handling, use and storage instructions. Keep out of reach of children. It is the user's responsibility to determine suitability for use. If in doubt, contact our Technical Department for advice.

Note: this information is for general guidance only, since site conditions and labour are beyond our control.

Material Warranty

25 year material warranty, warrants the purchaser that ROOF SEAL will be free from proven product defects for a period of 25 years from date of application. This is provided the material has been laid to the correct specification and all application instructions have been followed and adhered to. For further information please speak to the Bond It Technical team.



Specification Summary

Cure Speed	1mm thickness in 12 hours
Shore A Hardness	40+/-4
Shrinkage	Nil
UV Resistance	Excellent
Skin Time	Approx 10 minutes
Application Temperature	+5 to +25°C
Service Temperature	-30 to +95°C
Tensile Strength - 4.5mm thickness	1.49N/mm ²
Tensile Strength with Reinforcing Mat	2.35N/mm ²

Product / Order Details

Code	Colour	Size	Barcode	UFI
BDSIR2GR	Grey	2.5L	5056437401748	HS90-10CR-S00J-GW00
BDSIR5GR	Grey	5L	5056437401113	HS90-10CR-S00J-GW00
BDSIR20GR	Grey	20L	5056437401151	HS90-10CR-S00J-GW00
BDSIR20BL	Black	20L	5056437402073	HS90-10CR-S00J-GW00
BDSIR5BL	Black	5L	5056437402066	HS90-10CR-S00J-GW00

Available in white and tan to special order.



Part of the Seal It One Coat Roof Seal Range

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Note: The data presented in this leaflet is in accordance with the present state of our knowledge, but does not absolve the user from carefully checking all supplies immediately on receipt. We reserve the right to alter product constants within the scope of technical progress or new developments. The recommendations made in this leaflet should be checked by preliminary trials because of conditions during processing over which we have no control, especially where other companies raw materials are also being used. The recommendations do not absolve the user from the obligation of investigating the possibility of infringement of third parties rights and, if necessary clarifying the position. Recommendations for use do not constitute a warranty, either expressed or implied, of the fitness or suitability of the products for a particular purpose.



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