



FlexSeal™ Sealant

Technical Data Sheet | Formerly TOPCOAT® FlexSeal™

PRODUCT 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.

PACKAGING & SHELF LIFE

1 quart (0.95 liter) cartridge
1-gallon (3.8 liter) bucket
5-gallon (18.9 liter) pail

Shelf Life: 12 months from date of manufacture in unopened containers, if stored properly in a clean and well-ventilated area at 40°F – 90°F (10°C – 32°C). Storage outside this temperature range may shorten shelf life. Keep containers covered when not in use. Do not allow material to freeze.

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GAF Liquid-Applied

April 2018, supersedes January 2016

For technical, system, and warranty information, visit gaf.com or call 1-800-766-3411.

BASIC USES & ADVANTAGES

FlexSeal™ Sealant can be used on metal, structural concrete, copper, SBS, APP, EPDM, BUR, and TPO. It can be used to line gutters and seal seams on metal roofs. **FlexSeal™ Sealant** can also be used with GAF Flashing Fabric on penetrations, curbs and seams.

Advantages:

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

PHYSICAL PROPERTIES

FLEXSEAL™ SEALANT	
Solids by Weight	77% ± 2%
Solids by Volume	66% ± 2%
Weight per Gallon	10.3 ± 0.5 lb. (4.7 kg)
VOC	< 300 g/L
Tensile Strength	485 psi ± 10% (3344kPa)

Dry Time to Walk On	Approximately 24 hours
Application Temperature (Air)	40°F (5°C) and rising
Application Temperature (Surface)	40°F – 110°F (5°C – 43°C)

APPLICATION INSTRUCTIONS

Substrate Preparation: Substrate must be clean, completely dry, and free from any foreign matter. Pressure-wash to remove all dust and debris, and allow to dry. Check for any damaged roof membranes, including all flashings and penetrations, and repair before coating application commences.

Mixing: **FlexSeal™ Sealant** is a ready-to-use material and mixing is not required.; Containers that have been stored for long lengths of time may develop a skin/film on top, which ; this should be removed prior to use.

Application: **FlexSeal™ Sealant** may be applied by brush, or trowel. Apply evenly at a rate of 5.0 gallons/125 lineal feet (7.6 L / 38.1 lm) in a single 6" (152 mm) coat. Total coverage is dependent on the substrate. Smooth substrates may require less sealant, while rough or porous substrates may require more sealant.

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. Overapplication may result in slumping, dripping, or unsightly appearance.

For Application Questions: Contact GAF Technical Services at 1-800-766-3411 or visit gaf.com.

LIMITATIONS & PRECAUTIONS

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

- Do **NOT** apply on wet substrates.
- Do **NOT** heat container.
- Do **NOT** attempt to thin product.

- Do **NOT** apply if rain, dew, fog, heavy moisture condensation, or freezing temperatures are in the 24-hour forecast.

SAFETY & HANDLING

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

CLEAN-UP

Use VM&P naphtha or mineral spirits to thoroughly clean equipment.

See applicable warranties and guarantees for complete coverage and restrictions.