

### **P23 FLEXI-SEAL** (Solvent Waterproofing - Grey in colour)

The **P23 FLEXI-SEAL** is an advanced durable & elastic waterproofing emulsion that has been designed to achieve full waterproofing and bonding properties to concrete metal sheeting, bituminous surfaces and cement-based substrates, retaining its plasticity and will therefore withstand natural temperature changes and structural movement. **P23 FLEXI-SEAL** also protects metal surfaces from rust & corrosion.

#### **PRODUCT USES**

- ✓ Waterproofing of metal surfaces. (Corrugated; IBR (overlaps, screw tops); wide span; gutters etc.)
- ✓ Waterproofing of concrete surfaces. (Balconies; walkways; Basements etc)
- ✓ Waterproofing of fiber-cement roof sheeting.
- ✓ Waterproofing of tile roofs.
- ✓ Refurbishment of bituminous and torch-on waterproofing systems.

#### **ADVANTAGES**

- ✓ Full waterproofing and bonding properties.
- ✓ Adheres well to a variety of surfaces.
- ✓ Suitable for vertical & horizontal surfaces.
- ✓ Quick and easy to apply.
- ✓ When applied, the product undergoes a chemical reaction that helps prevent "wash-away" when rain occurs shortly after application.
- ✓ Has the ideal mix of elasticity vs. strength to withstand robust African climatic conditions.
- ✓ Compatible to bituminous surfaces.
- ✓ Does not harden or go brittle over time.
- ✓ No need for long hours of drying time (depending on the weather & area that is being waterproofed.)  
Outdoors (summer) 3hours – indoors 12-18hours.
- ✓ Can work under extreme conditions (-28° up to +65°)

#### **COVERAGE**

- ✓ On an average of 2.5 litres per m<sup>2</sup> with **P23 FLEXI-TEX1100** depending on the type or porosity of the substrate, applied in 6 coats of about 0.42 litres per m<sup>2</sup> each to a dry film thickness of 4 to 5mm.

#### **IMPORTANT NOTES & PREPERATION**

- ✓ For old/new concrete surfaces - remove old waterproofing system down to bare concrete, ensure concrete is in good condition. Repair damaged sections with **P23 BINDING FILLER** or new topping (screed) must be applied for larger areas.
- ✓ For new steel surfaces or steel surfaces less than 3 years old, clean using **P23 GALVO-CLEAN**.
- ✓ For old steel surfaces - Remove all old waterproofing and loose paint, in areas where P23 Waterproofing system is to be applied. Treat rust affected areas with a rust convertor and a primer, for excessive rust replace specific section of roof plate. Ensure all roof screws are tightly fastened. For maximum adhesion remove paint on all areas where **P23 FLEXI-SEAL** is to be applied. *(Any water based paints will bubble & pull loose if they have not been completely cleaned off.)*
- ✓ Gaps and Cracks - fill gaps and cracks with **P23 BINDING FILLER**. Once gap or crack has been filled, apply 75/100mm **P23 FLEXI-TEX 1100** (applied as per applications) which will overlap crack/gap by at least 25 mm on either side. Cracks/ gaps on concrete roofs will then have a double seal.
- ✓ **DO NOT UNDER APPLY.** *(Taking short cuts and under applying will not make the product work to its full potential.)*

- ✓ Only use **P23 HAS 100** to clean or mix into product.
- ✓ Always use in conjunction with a waterproofing membrane were necessary.

#### **APPLICATION**

- ✓ Stir or shake tin properly before using.
- ✓ Only use rollers and brushes that can be used with solvent or P23 approved products.
- ✓ Make sure all surfaces are clean and dry, free of dust and loose particles before applying the product.

#### **IMPORTANT! ALLOW TO DRY BETWEEN COATS.**

- ✓ Apply a generous coat of **P23 FLEXI-PRIME**.
- ✓ Apply **P23 FLEXI-SEAL**, followed directly by placement of **P23 FLEXI-TEX1100** membrane (size may differ according to area which must be waterproofed) followed directly by another coat of **P23 FLEXI-SEAL**, ensuring complete saturation of the membrane on both side , avoiding wrinkles, bubbles and dry patches.
- ✓ Apply two coats of **P23 FLEXI-SEAL**. Allow to dry completely between coats.
- ✓ Apply two coats of **P23 AL-UV TOP COAT**. *(If a roof paint is to be applied, first add another coat of P23 Waterproofing before applying a good quality roof paint.)*
- ✓ Maintenance is advisable every 3 - 4 years, it consists of applying another two coats of **P23 FLEXI-SEAL** and then a good quality roof paint, or 1 coat of **P23 AL-UV TOP COAT**.

#### **IMPORTANT! AFTER USE - KEEP LID TIGHTLY SEALED.**