

ULTRA SEAL PLUS

CODE: RS098

**100% ACRYLIC ELASTOMERIC ROOF SEALER
HYBRID FILM FORMATION SYSTEM**

PRODUCT DESCRIPTION: CROSSCO Ultra Seal Plus is a water-based sealer, single component, 100% Acrylic elastomeric sealer, designed with a hybrid film system that provides for a fast-dry, waterproof, immediately water repellence and low water absorption product. This product has excellent elasticity, resistance to UV rays and mildew resistance. Our fast dry technology allows for a two coats application on the same day.

RECOMMENDED USES: Recommended for use on pitched concrete, metal, asphalt, PVC, EPDM rubber, tar gravel roofs. When applied as specifications, CROSSCO Ultra Seal Plus will lower temperatures on RV/Mobile Homes, industrial and commercial buildings, achieving significant energy savings.

- ADVANTAGES:**
- Applies Blue – Dries White
 - Fast Dry Hybrid Film
 - Two Coats on Same day
 - 2 in 1 Primer & Sealer
 - Reflects UV & Sun’s Heat Rays
 - Lowers Interior Temperature

PRODUCT CHARACTERISTICS

Color.....Applies Blue, Dries White	Dry Time/Touch.....20 min
Vehicle Base.....100% Acrylic	Dry Time/Re-Coat.....4 hrs
Weight/Gal.....12.08 lbs	VOC.....<100 g/l
Solids/Weight.....60% +/- 2%	PH.....10-11
Solids Volume.....55% +/- 2%	Flash Point.....Non-Flammable
Viscosity.....100 – 110 kus	Elongation.....>100%
Dry Film Thick.....10mils	Tensile.....>200psi

APPLICATION RATE: Apply each coat at a suggested rate of 1 Gal per 60 - 65 sq. ft (20 Wet Mills). Refer to system specifications for more details.

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GENERAL PRODUCT INFORMATION

SYSTEM SPECIFICATIONS	PONDING WATER								
<p><i>Concrete – Wood - Polyurethane Foam</i> Apply 1st Coat at a rate of 1 gallon per 60 sq.ft. Apply 2nd Coat at a rate of 1 gallon per 65 sq.ft.</p> <p><i>Metal</i> Apply 1st Coat at a rate of 1 gallon per 65 sq.ft. Apply 2nd Coat at a rate of 1 gallon per 70 sq.ft.</p> <p><i>Single Ply – Mod. Bitumen - EPDM</i> Apply 1st Coat CROSSCO EZ SEALER-PRIMER (RS010) at a rate of 1 gallon per 150 sq.ft. Apply 2nd CROSSCO 8500 at a rate of 1 gallon per 50 sq.ft.</p>	<p>IMPORTANT: Where water ponding conditions exists, roof drains or other corrective measures must be installed to eliminate water build-ups prior to coating the roof.</p>								
	<p>APPLICATION LIMITATIONS</p> <p>Do not apply below 50° F (10°C) or when rain is forecasted. Low temperatures and high humidity will prolong coat dry time. Allow 4 +/- hours for coating to dry prior to being subjected to rain. KEEP FROM FREEZING.</p>								
SURFACE PREPARATION	AVAILABILITY								
<p>Remove all dirt, dust loose or flaking rust. Use mild bleach solution with water to remove any mildew, algae, or mold from surface. Surface must be power washed to remove dirt, loose paint, excess rust, and other foreign matter which could prevent proper adhesion. Surface must be completely dried before applying coating.</p> <p>NOTE: This product has excellent suspension and requires minimal stirring. Do Not Thin.</p>	<table border="0"> <tr> <td>RS098-0</td> <td>250 Gal Bin</td> </tr> <tr> <td>RS098-1</td> <td>55 Gal Dr</td> </tr> <tr> <td>RS098-2</td> <td>5 Gal PL</td> </tr> <tr> <td>RS098-4</td> <td>4/ 1 Gal</td> </tr> </table>	RS098-0	250 Gal Bin	RS098-1	55 Gal Dr	RS098-2	5 Gal PL	RS098-4	4/ 1 Gal
RS098-0	250 Gal Bin								
RS098-1	55 Gal Dr								
RS098-2	5 Gal PL								
RS098-4	4/ 1 Gal								
CLEAN UP	LIFETIME WARRANTY								
<p>Clean brushes and tools immediately after use with warm soapy water. Completely flush all spray equipment with this solution.</p>	<p>Max Chemical, Inc. warrant only that this product is free of defects, since many factors which affects the results obtained from this product (such as weather, workmanship, equipment used and prior conditions of substrate) are beyond our control. We will replace at no charge any product proven to be defective to original home owner, with proof of purchase, provided it has been applied as manufacturer’s specifications. Roof surface must be kept clean at all times to keep warranty active. Water ponding areas voids warranty. Refer to product label for more details on warranty.</p>								
SAFETY INFORMATION									
<p>Refer to product Material Safety Data Sheet (MSDS) prior to product use.</p>									

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APPLICATION INFORMATION

SURFACE PREPARATION

Remove all dirt, dust loose or flaking rust. Use mild bleach solution with water to remove any mildew, algae, or mold from surface. Surface must be power washed to remove dirt, loose paint, excess rust, and other foreign matter which could prevent proper adhesion. Surface must be completely dried before coating is applied.

Previously Coated Surfaces: Any surface preparation short of total removal of the old coating may compromise the service length of the system. Compatibility check is recommended before applying coating. Apply product on an area of 3+/- sq.ft. allowing to dry for one week to dry before testing adhesion as per ASTM 3359. If coating is not compatible, total removal is required.

IMPORTANT: *Where water ponding conditions exists, roof drains or other corrective measures must be installed to eliminate water build-ups prior to coating the roof.*

Metal Roofs: Remove all loose rust and prime area with a rust inhibitive metal primer. Replace loose and missing fasteners. Repair defective seams, small holes, flashings, around roof curbs & skylights with (RS301) ES2000-Crack Filler (Refer to TDS).

NOTE: New metal roofs contain residual oils from manufacturing process. Allow the roof to weather for 6 months before applying coating.

Single Ply – Mod. Bitumen – EPDM: Refer to system specifications. Repair defective seams, small holes, flashings, around roof curbs & skylights with (RS301) ES2000-Crack Filler (Refer to TDS). For extra adhesion apply (RS010) EZ SEAL-Primer prior to final coating. Recommended.

Polyurethane Foam: Deteriorated foam should be removed and area re-foamed. New area require no cleaning & should be coated as per manufacturer recommendations.

Concrete: Power wash area to be coated. Repair ponding water areas with (RS035) ROOF SLOPE. Repair all cracks and holes using (RS301) ES2000-Crack Filler (Refer to TDS).

Asphalt Roof: Clean surface, making sure to remove all dirt, oil and grease. Repair all cracks and holes using (RS301) ES2000-Crack Filler (Refer to TDS). to TDS).

APPLICATION EQUIPMENT

Brush/Roll: Soft brushes or a ¾" nap roller may be used. May require multiple coats to achieve proper coverage. **Airless Spray:** Use an airless pump with pressure of 1,500 to 2,000 psi. A fluid delivery of 1 to 2 gallons per minute with a spray tip of .026 to .035 with a fan angle of 60° will be adequate. Wait 4 hours between coats. The hoses should be at least 3/8" inside diameter and of the high pressure rate type. If the hose length is more than fifty feet, a larger inside diameter will be required. The longer the hose the smaller the tip orifice size.

Notice: The technical data contained herein are true and accurate to the best of our knowledge. Published instructions are subject to change without prior notice.