



Since 1967

Technical Data Sheet

ELASTO SEAL™ PRO

WATERPROOFING COOL ROOF COATING POLY-ACRYLIC ELASTOMERIC

PART 1: GENERAL INFORMATION

1.1 PRODUCT DESCRIPTION

Elasto Seal Pro™ Elastomeric Top Coat & Roof Sealer is a ultra-white cool top coat for roofs and walls. The coating's ultra-white finish provides reflectivity that redirects the sun's heat. As a result, Elasto Seal Pro™ cools the roof surface, reduces interior temperatures and reduces cooling costs.

1.2 BASIC USES:

- Waterproofing Cool Roof Coating

BULL-BOND® Elasto Seal™ is suitable for exterior conditions on horizontal and vertical surfaces for the previously mentioned application.

1.3 SUITABLE SUBSTRATES:

- Concrete
- Asphaltic Roofing Membranes
- Galvanized Steel and other Metal Surfaces
- Wood
- Polyurethane Foam
- Cement Board

**The preferable substrates for Elasto Seal™ are: properly primed concrete, wood, cement board, galvanized steel and other metals. Good adhesion can be obtained over existing coatings, but the final adhesion of Elasto Seal™ will depend on the adhesion level of the previously applied material.*

1.4 ADVANTAGES:

- Ultra-white finish lowers roof temperature
- Promotes cooling energy savings
- U.V. resistant
- Mildew, fungi and algae resistant
- Elastomeric membrane
- Water-based
- Easy to clean (tools and equipment clean with water)
- Fast drying
- Light blue during application and cures ultra-white when exposed to sunlight
- Excellent coverage
- High durability
- Permanent flexibility
- Low VOC and non-toxic

1.5 LIMITATIONS:

- Elasto Seal™ may be applied over previous coatings in sound condition, BULL-BOND® ELASTO SEAL™ PRO

but doing so will void the warranty.

- Do not apply when air or surface temperature exceeds 95°F (35°C).
- Do not apply to wet or damp surfaces.
- Do not apply when it may rain or dew may condense on the surface before the coating can dry.
- Do not apply when air or surface temperature is below 50°F (10°C) or expected to fall before coating can dry.

PART 2: TECHNICAL DATA

2.1 PRODUCT CHARACTERISTICS:

PRODUCT CHARACTERISTICS	
BULLBOND® ELASTO SEAL PRO™	
COMPOSITION	Poly-Acrylic
COLORS	Ultra White
WEIGHT SOLIDS	50-53%
VOLUME SOLIDS	40-45%
DENSITY	10.60 lb/gal
VISCOSITY	115-118 KU at 70°F
pH	9.1-9.5
DRY TIME	To touch: 30min To recoat: 8hrs
SHELF LIFE	12 months

2.2 COVERAGE

APPLICATION RATE AND FILM THICKNESS			
BULLBOND® ELASTO SEAL PRO™			
SUBSTRATE / ROOF SURFACE	RATE	WET MILS	DRY MILS
Concrete	65 ft ² /gallon/coat	25	13
Coated / Sealed Surface	80 ft ² /gallon/coat	20	10
Metal	130 ft ² /gallon/coat	12	6
Asphalt Membrane (Aluminum)	100 ft ² /gallon/coat	15	8
Asphalt Membrane (Granulated)	65 ft ² /gallon/coat	25	13
Urethane Foam	65 ft ² /gallon/coat	25	13
Cement Board	85 ft ² /gallon/coat	19	10

**Actual coverage rates vary depending on surface texture and method of application.*

2.3 MATERIAL PHYSICAL PROPERTIES:

MATERIAL PHYSICAL PROPERTIES		
PROPERTY	METHOD	ELASTO SEAL PRO™
Dry Adhesion	(ASTM D7088)	
(over bare concrete)		3.0 lb/inch
(with Primer PLUS™)		3.5 lb/inch
Wet Adhesion	-	
(over bare concrete)		1.5 lb/inch
(with Primer PLUS™)		1.0 lb/inch
Water Vapor Permeability	(ASTM E96)	-0.70234 gr
Tensile Strength	(ASTM D2370)	0.70588 N/mil
Elongation		420%
Salt Spray Resistance	(ASTM B117)	No effects
Wind Uplift	(FM 4474)	-
Fungi Resistance	(ASTM G21)	0 rating
Algae Resistance	(ASTM G29)	0 rating

PART 3: INSTRUCTIONS

3.1 ROOF INSPECTION AND VERIFICATION

3.1.1 General

A. Investigate whether or not old waterproofing treatments are fully adhered. Delamination, bubbles or detached areas require complete and immediate removal of the old material.

B. Verify that all mechanical equipment, air conditioners, tanks, antennas and other articles are securely placed. These objects should be raised without obstructing the roof water drainage.

C. Verify how the roof drainage system is functioning and whether it is working efficiently. Check the condition of the drains and make sure they have the correct elevation. Mark the lows spots on the roof, see if they have proper drainage to the roof drains and mark areas that remain with ponding water.

D. Ensure that all air intake and air conditioning vents are suitably protected or closed.

E. Make sure that all critical areas in the vicinity of the application area are adequately protected.

F. Check for trees releasing organic matter (branches, seeds, leaves, etc.) that obstruct and/or clog the roof drains. Take the necessary measures to eliminate these pollutants from the roof.

G. Ensure that the roof slope and all water ponding issues can be corrected without applying excessive weight on the roof and adversely affecting the total cost of the project.

3.1.2 Concrete Roof:

A. Concrete surfaces to receive the waterproofing system must have a minimum of 3,000 psi compressive strength. Inspect the concrete roof and make sure it is firm and safe, with a CSP profile of 1-4

B. Check for cementitious repairs or patches that are not fully adhered (sound test with hammer or chain drag). Verify for spalling or pattern cracking. If this is the case, these materials require complete and immediate removal.

3.1.3 Asphaltic Roofing Membrane:

A. Asphaltic membranes to receive the waterproofing system must be fully adhered to the original roof substrate. Delamination, bubbles, blisters and/or detached areas require immediate repair or removal down to a sound substrate. Investigate whether the existing roofing materials, including insulation, are deteriorated and/or saturated with water. If this is the case, they require complete repair or removal down to a sound substrate. Mark all problematic areas on the roof for future localized repairs before the

application of the coating.

B. Verify whether the roof has moisture problems beneath the asphaltic membrane. If this is the case, these areas must be marked for later repair.

C. Check for liquid asphalt repairs or patches that are exposed and/or with pattern cracking. If this is the case, these materials require complete and immediate removal.

3.1.4 Metal Roof:

A. Make sure that the metal roof to receive the waterproofing system is firm and safe.

B. Inspect the roof metal panels for excessive rust and loss of integrity. If this is the case, these panels need to be replaced. Make sure that all metal panels are sound and smooth before product installation. Metal panels with seam gaps greater than 1/16" must be stitched as tight as possible.

3.2 SURFACE PREPARATION

3.2.1 General

1. Wash the roof with a pressure washing machine of 3,000 to 4,000 psi.
2. To eradicate fungus, use regular bleach diluted with water at a ratio of 1:10 and rinse immediately to prevent absorption of chlorine into the concrete. Alternatively, you can wash with an industrial detergent.

**It is important to dilute the bleach with water and wash the roof immediately. Never leave roofs with chlorine solutions without rinsing.*

3.2.2 Concrete Roof:

1. The roof surface should be structurally sound, solid, completely clean, dry and free of dust, mold, oil, grease, and foreign material, with a CSP profile 1-4.

2. Identify, measure and mark all cracks and joints on the roof with a marker (wax crayon or chalk). Check the thickness, length and type of crack to continue later with the appropriate repair.

3. Identify all the surface imperfections, defects and/or unevenness on the roof profile (exposed aggregate, excessive roughness, pits, holes, craters, etc.).

4. Verify if the roof has moisture problems or excessive porosity.

3.2.3 Asphaltic Roofing Membrane:

1. Scrape off all exposed excess liquid asphalt and other contaminants. Remove all loose stones in BUR systems until obtaining a solid substrate of asphalt and embedded stone.

2. For granulated asphaltic membranes, prepare a micro-topping mix with BULL-BOND® SABAKRETE™. Apply the polymeric micro-topping at a thickness of 1/16" across the entire roof surface including the parapet walls. Apply the mix using a squeegee, broom or slurry hand brush. Allow this cementitious layer to dry for 24 hours with air curing.

**In the case of other types of asphaltic membrane finishes it is mandatory to conduct a field adhesion test. Contact CONSPRO Corp. for technical assistance.*

3.2.4 Metal Roof:

1. Replace all metal panels with excessive rust and loss of integrity. Tighten all loose fasteners and replace stripped fasteners with an oversized version of the same fastener. Maintain the original fastening pattern design.

2. Identify, measure and mark all the metal panel seams in the roof. Tightly fasten all metal panels with seam gaps greater than 1/8" with stitch screw fasteners to reduce this gap as much as possible.

3. Loose scale and rust must be mechanically removed.

4. On corroded surfaces apply, an approved corrosion inhibitor and rust converter with a heavy-duty mop. Pressure wash the metal surface after this step.

3.3 SEALING CRACKS, JOINTS AND SEAMS:

3.3.1 Concrete Roof:

- 1a. Steps to repair cracks with a thickness of 20 mils or more:
 - a. All cracks must be routed at 1/4" wide by 1/4" deep with an angle grinder, using a diamond or carbide cutting blade.
 - b. Eliminate all dust on opened cracks using a vacuum cleaner or other dry method.
 - c. Apply a crack sealant inside the opened crack, filling it entirely; immediately use a spatula to press the excess sealant material towards the crack, leaving a band of 1"-2" wide.
 - d. Allow the sealant to cure for 24 hours or until 100% cured.
- 1b. Options to repair visible hairline cracks thinner than 20 mils:
 - Option a. Follow above procedure (1a)
 - Option b. Using a spatula, apply a 2" wide band with the crack sealant to a thickness of 30 mils.
 - Option c. Saturate the crack with BULL-BOND® Primer Plus™ or with a dilution of BULL-BOND® Elasto Acryl™ with water at a ratio of 1:1.

3.3.2 Asphaltic Roofing Membrane:

1. Apply a seam reinforcement detail coat along all seams, interfaces, termination points and joints. This consists of applying a 9" wide coat of BULL-BOND® Primer Plus™. Let it dry completely, then apply a 9" wide coat of BULL-BOND® Elasto Seal™ with a brush or roller at 60 ft²/gallon (300 ft²/pail) and immediately place the 6" roll of roof fabric over the wet detail coat of Elasto Seal™. Stretch the fabric, eliminating all wrinkles and air voids; do this until completely saturated. Apply a subsequent 9" wide detail coat of Elasto Seal™ at 100 ft²/gallon (650 ft²/pail), making sure that the roof fabric is completely saturated at the reinforced areas.

3.3.3 Metal Roof:

1. Apply joint/seam sealant along all horizontal and vertical metal panel seams and interfaces filling them entirely. Immediately after, use a spatula to smooth out the sealant material and press down any excess material towards the seam/joint leaving a band 1"-2" wide.
2. Allow the sealant to cure for 24 hours or until 100% cured.

**All cracks, joints, seams and interfaces present on the roof must be completely repaired before applying the BULL-BOND® Elasto Seal™ coating.*

3.4 CORRECTING DRAINAGE, WATER PONDING AREAS, SURFACE IMPERFECTIONS AND CONCRETE DUSTING:

1. Make sure that the roof drainage system is functioning properly.
 - a. Add drains where necessary and when feasible.
 - b. Lower concrete elevation between drains and low points to obtain efficient drainage when feasible.
 - c. Make channels between drains and low points when feasible. If a drainage channel is created with a chipping hammer or chisel, always give a smooth finish to the concrete surface using a repair mortar with BULL-BOND® SABAKRETE™.
 - d. Lower the elevation of any drain if necessary.
2. Correct any area where ponding water remains. Eliminate all water ponding using a repair mortar mix with BULL-BOND® SABAKRETE™ or BULL-BOND® PRO-LEVEL™. Allow all water ponding repairs cure for at least 3 days.

**Read the application instructions of BULL-BOND® SABAKRETE™ repair mortar mix for water ponding or BULL-BOND® PRO LEVEL™ available on our website: www.bullbond.com.*

3. Correct all surface imperfections, defects and/or unevenness on the roof surface profile (exposed aggregate, excessive roughness, pits, holes, craters, etc.) using a repair mortar mix with BULL-BOND® SABAKRETE™.
4. Correct any concrete dusting and/or loose granules by resurfacing the roof using a micro-topping mix with BULL-BOND® SABAKRETE™, leaving a 1/32"-1/8" cementitious coating using a squeegee or brush.
5. Roof drainage, all surface imperfections and areas of ponding water must be fully corrected before applying the BULL-BOND® Elasto Seal™ coating. Proper installation requires a proper slope and absolutely no water ponding issues. Ensure that all the concrete surface meets a CSP profile of 1-4.

** Before proceeding with the application of the BULL-BOND® Elasto Seal™ coating, ensure that there is a proper slope and absolutely no water ponding. Make sure that the substrate and all repairs are clean, firm, dry (cured) and fully adhered.*

3.5 WATERPROOFING DETAILING AND TRANSITIONS:

1. Apply a joint sealant around any penetration or protrusion on the roof including all screws (bolts), pipes, rods, drains, roof mounted equipment and skylight installations.
2. Apply the joint sealant along all interfaces of the parapet walls, including horizontal (between roof and parapet) and vertical (between parapet and parapet).
3. Let sealants cure for at least 24 hours or until 100% cured.
4. Apply a seam reinforcement detail coat along all cracks, joints, seams and interfaces, applying a 9" wide coat of the adequate primer for the given surface at 250 ft²/gallon (1250 ft²/pail) followed by a 9" wide coat of BULL-BOND® Elasto Seal™ with a brush or roller at 65 ft²/gallon (325 ft²/pail) and immediately place a 6" roll of roof fabric over the wet detail coat of BULL-BOND® Elasto Seal™. Once in place incorporate the roof fabric into the wet coat with a brush or squeegee stretching the fabric, eliminating all wrinkles and air voids. Apply a subsequent detail coat of BULL-BOND® Elasto Seal™ to the reinforced seam at 65 ft²/gallon (325 ft²/pail) making sure that the roof fabric is completely saturated.

3.6 PRIMING

3.6.1 Concrete Roof and Asphaltic Roofing Membrane:

1. Apply one coat of BULL-BOND® Primer Plus™, or a dilution of BULL-BOND® Elasto Acryl™ with water at a ratio of 1:1, to the entire roof surface at 240 ft²/gallon (1200 ft²/pail). If necessary, spread any product build-up (puddles) with a brush or broom. Let dry at least 2 hours.
2. Apply a second coat BULL-BOND® Primer Plus™ or undiluted (neat) BULL-BOND® Elasto Acryl™ to the entire roof surface at 240 ft²/gallon (1200 ft²/pail). If necessary, spread any product build-up (puddles) with a brush or broom.
3. Let dry at least 2 hours. Apply subsequent BULL-BOND® Elasto Seal™ coating within 48 hours.

**If the waterproofing project is over a bare concrete roof surface, adequate priming is strongly recommended. Priming is compulsory for warranty purposes.*

3.6.2 Metal Roof:

On a Metal Roof: Apply one coat of metal primer to the entire roof surface at 250 ft²/gallon (1250 ft²/pail). If it is necessary, spread any product build-up (puddles) with a brush or broom. Let dry at least 2 hours.

3.7 APPLICATION

1. Use product when ambient, material and surface temperature are below 95°F and over 50°F. Do not use product if precipitation or heavy dew is expected. Use with adequate ventilation.
2. Perform a proper adhesion test before committing to full product application. Contact CONSPRO.Corp for technical assistance in this matter if necessary.
3. Refer to the APPLICATION RATE AND FILM THICKNESS table above to obtain the required coverage rate for each surface.
4. Mix product thoroughly before and during application (3 minute paddle mixing).
5. Apply a first coat of BULL-BOND® Elasto Seal™ using a roller (3/4" nap), good quality nylon bristle brush or airless sprayer, following the required application rate and film thickness per coat for the given roof surface.
 - a. If rolled, back brush the first coat to fill any pinholes in the surface.
 - b. If sprayed, use an airless pump at 3,000 to 3,200 psi with a 3/8" or 1/4" airless hose using a 0.025"-0.031" spray tip.
6. Allow to dry at least 12 hours.
7. Apply a second coat of BULL-BOND® On a Metal Roof:, following the same procedure as above (5), in a perpendicular direction to the previous coat. Allow to dry.
8. Apply more coats if necessary.

9.All coats must produce a minimum total dry film thickness of 25 mils to comply with the waterproofing warranty requirements.

**Choose a sunny day to apply the fluid-applied waterproofing coating. It is not advisable to start the waterproofing product application after 3:00 pm.*

3.8 CLEANING

Clean all equipment with warm soapy water immediately after use.

PART 4: PRECAUTIONS

Avoid breathing product vapors or mist. Use only with adequate ventilation. Can cause eye, nose and throat irritation. Harmful if swallowed. KEEP OUT OF REACH OF CHILDREN. Carefully read and follow all cautions and warnings on product label.

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Check our website for the latest version of the Technical Data Sheet



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