



TECHNICAL DATA SHEET

TRADE

FLEXISEAL

REVISION DATE: June 2024
(Supersedes all previous publications)



PRODUCT INFORMATION

PRODUCT DESCRIPTION

FLEXISEAL is a durable and flexible sheen acrylic emulsion with good waterproofing and UV resistant properties.

PRODUCT USES

Mainly used as a waterproofing acrylic for external plastered and bagged wall surfaces. Also suitable for correctly primed concrete, brick and various building board surfaces. Due to its multi-purpose formulation, FLEXISEAL can also be used in conjunction with SABRE POLYESTER MEMBRANE as a cost-effective solution to waterproof parapets and flashings.

BENEFITS & FEATURES

- Flexible and waterproof.
- Durable and U.V. resistant.
- Water based with a low odour.
- 7-year quality guarantee (See terms & conditions on www.sabre.co.za)

TECHNICAL INFORMATION

GENERIC TYPE

Acrylic emulsion

FINISH

Sheen

VOLUME SOLIDS

31 ±1%

SPECIFIC GRAVITY

1.20kg/ℓ (typical)

VISCOSITY (±KU @ 25°C)

120 - 122

RECOMMENDED DFT

40 - 45 µm per coat. Two coats required.

RECOMMENDED WFT

130 - 165µm per coat. Two coats required.

SPREAD RATE

	Smooth Surface	Rough Surface
Without membrane	6 - 8 m ² /ℓ	4 - 6 m ² /ℓ
With membrane	1.5 – 2 ℓ/m ²	
Surface porosity, profile, application tools and technique will affect practical spread rate		

GREEN PROPERTIES

Lead Free
Zero VOC (White and factory tinted colours)
Glycol free (White and factory tinted colours)
APEO free
Formaldehyde free

FLASH POINT

Non flammable

COLOURS

White, Medium to deep colours on request from factory only.

TINT BASE

Pastel Tint Base

PACK SIZE

5ℓ and 20ℓ

STORAGE

Store away from direct sunlight, heat and severely cold or damp conditions. Ensure that containers are properly sealed before storage.

APPLICATION DETAILS

PRIOR TO USE

Mix well using a flat paddle until homogeneous in colour and consistency.

APPLICATION METHOD

Ready for use by brush, block brush and long pile / sheep skin roller.

THINNING

Ready for use – Do not thin

CLEANING OF EQUIPMENT

Water

DRYING TIME (@ 23°C & 55% RH)

Touch dry	30 minutes
Over coating	4 hours
Fully cured	7 days

Note: higher temperatures will accelerate the drying times (approximately halved for every 10°C increase), whilst lower temperatures will retard the drying times (approximately doubled for every 10°C decrease).

APPLICATION CONDITIONS

	MIN	MAX
Surface Temp (°C)	10 °C	40°C
Ambient Temp (°C)	10 °C	40°C
Relative Humidity	10%	85%
<i>or 4°C minimum above dew point</i>		

SUBSTRATE CONDITIONS

Substrate must be clean, dry and sound for painting.
Moisture content must be **below 14% WME**, measured using a PROTIMETER (or equally approved).

LIMITATIONS

Product is not suitable for application to substrates that are permanently immersed in water i.e. fish ponds or concrete dams.
Waterproofed areas must have sufficient run-off to prevent ponding.

SAFETY PRECAUTIONS

Ensure good ventilation during application and curing process.
Keep out of reach from children.
In case of skin contact, wash with soap and water.
In case of eye contact rinse immediately with running water and seek medical advice if eyes are irritated.
If swallowed, do not induce vomiting and seek medical attention.
Always wear the appropriate protective clothing during product handling and application.
Refer to Material Safety Data Sheet on our website for more detailed safety information.

SURFACE PREPARATION

Ensure that all surfaces are dry, clean, and free of oil, grease, dust, laitance and in accordance with above **SUBSTRATE CONDITIONS**.

Treat imperfections by mixing a cellulose based powder filler with SABRE FILLERMIX (not water).

NEW WORK

Highly porous, friable and under bound surfaces must be restored with SABRE AR SEALER to a sound surface before painting.

CONCRETE AND CEMENT PLASTER SURFACES

Prime with SABRE MASONRY PRIMER or SABRE ENVIRO PLASTER PRIMER as supplied. Allow 12 hours to dry.

BRICKWORK - FACE, R.O.K'S AND CEMENT

Where efflorescence occurs, wash down with a weak solution of SABRE SPIRITS OF SALTS, rinse with clean water and allow to dry. Apply a primer coat of SABRE MASONRY PRIMER as supplied. Allow 12 hours to cure before over coating.

PREVIOUSLY PAINTED SURFACES

BAD CONDITION

High pressure water jet the entire surface. Ensure to remove all flaking and chalking paint. If algae is present, treat these areas with SABRE ANTI FUNGUS WASH in accordance with product data sheet. Apply a full coat of SABRE AR SEALER as supplied. (For friable/chalky surfaces; dilute up to maximum 10% with turpentine). Allow 12 hours to cure.

GOOD CONDITION

Apply SABRE DETERGENT SOLUTION or a solution of sugar soap. High pressure wash the entire surface, allow drying and apply SABRE FLEXISEAL directly.

FINAL APPLICATION

Without membrane: Apply two coats of SABRE FLEXISEAL and allow 4 hours drying between coats.

With membrane: 5 coat waterproofing system

- Apply primer coat as per above.
- 1st Bonding coat: Apply FLEXISEAL at approx. 4 - 5m²/ℓ and allow 4 hours drying.
- 2nd Bedding coat: Apply a liberal coat of FLEXISEAL at approx. 2 - 3m²/ℓ and while wet, bed the polyester membrane. Ensure good saturation. Allow 6 hours drying.
- 3rd Saturation coat: Apply a liberal coat of FLEXISEAL at approx. 2 - 3m²/ℓ ensuring the membrane is completely saturated by working the product into the membrane using an old stiff brush. Allow 6 hours drying.
- Final coats: Apply two coats of FLEXISEAL at approx. 4 - 5m²/ℓ, allowing 4 hours drying time between coats.
- The finished system should be smooth and free of any pinholes or raised fibres.

DISCLAIMER

The technical information contained in this document are given in good faith and are meant to be used as a guideline by the specifier or user. Whilst we are confident about the quality of our products, we cannot accept any liability for the incorrect use or application of our products. Surface preparation forms an integral part of the scope of works and it is expected that the highest standards are maintained during surface preparation and application, to ensure that our products perform as intended. Always ensure to use the same product batch numbers, refrain from doing spot touch-ups and paint surfaces from corner to corner to prevent colour and sheen variance.

Please note that all our latest Product Data Sheets and Material Safety Data Sheets are available for viewing on our website at www.sabre.co.za

SABRE PAINTS (PTY) LIMITED