BOSFIX CHEMICALS

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BOSFIX SEAL FLEX 003 ROOF MASTIC

PREMIUM BOROSILICATE ELASTOMERIC WEATHER-RESISTANT ROOF WATERPROOFING MEMBRANE

BOSFIX SEAL FLEX 003 is an advanced, high-build borosilicate-reinforced elastomeric roof mastic engineered to deliver extreme weatherproofing and thermal reflection performance. Formulated by reinforcing high-grade cross-linking acrylic resins with microscopic borosilicate structures, BOSFIX SEAL FLEX 003 creates a ultra-durable, UV-stable, and seamless elastomeric membrane that bridges substrate movements and reduces thermal heat gain on exposed roof decks.

TYPICAL APPLICATIONS

- Exposed concrete roofs, podium decks & parapet walls
- Corrugated metal, zinc & galvanized steel roof sheets
- Restoration of existing bitumen, asphalt & felt roofs
- Fiber-cement & corrugated asbestos roofing sheets
- Solar reflective cool-roof energy saving projects

KEY FEATURES & ADVANTAGES

- **Borosilicate Structural Strength:** Exceptional tear resistance.
- **High Elongation (>350%):** Accommodates thermal shock movement.
- **Solar Reflectance (SRI > 102):** Cool-roof heat reduction.
- **Seamless Waterproof Seal:** Zero joint leakage risk.
- **Eco-Friendly & Low VOC:** Safe waterborne formulation.

1. TECHNICAL PROPERTIES & PERFORMANCE SPECIFICATIONS

PROPERTY / PARAMETER	TEST STANDARD	SPECIFICATION / VALUE
Chemical Base	Internal	Borosilicate-Reinforced Acrylic Elastomeric Hybrid
Appearance / Color	Visual	Thick Liquid / Paste (White, Slate Grey, Terracotta, Green)
Density (+25°C)	ASTM D1475	**1.32 – 1.38 g/cm³**
Solids Content (by Weight)	ASTM D1644	68% – 72%
Elongation at Break	ASTM D412	**> 350%** (Unreinforced)
Tensile Strength	ASTM D412	> 2.20 N/mm²
Solar Reflectance Index (SRI)	ASTM E1980	**SRI > 102** (White Finish)
Crack-Bridging Ability	EN 1062-7	Bridges structural cracks up to 2.0 mm
Adhesion to Steel & Concrete	ASTM D4541	> 2.0 N/mm²
Touch Dry / Recoat (+25°C)	ASTM D1640	2 – 3 Hours / Recoat after 6 – 8 Hours

2. SYSTEM BUILD & COVERAGE GUIDELINES

SYSTEM CONFIGURATION	APPLICATION STEPS	TARGET DFT	THEORETICAL CONSUMPTION
Primer Coat	BOSFIX SEAL FLEX 003 + 20% Water	~40 µm	0.15 – 0.20 kg / m²
Standard Exposed Roof System	2 Coats Undiluted	~0.8 – 1.0 mm	1.20 – 1.50 kg / m² (Total)
Reinforced Heavy-Duty Roof System	2 Coats + Embedded Mesh	~1.2 – 1.5 mm	2.00 – 2.50 kg / m² (Total)

3. APPLICATION INSTRUCTIONS

3.1 Surface Preparation: All surfaces must be structurally sound, dry, and clean. Remove dirt, moss, loose coatings, and oils. Prime rusted metal surfaces with an appropriate anti-corrosive primer prior to coating application.

3.2 Reinforced Mesh Installation: On critical details (corners, drain outlets, joints, and cracked concrete), embed Bosfix Polyester Mesh directly into the first wet coat of BOSFIX SEAL FLEX 003. Ensure complete wetting and press out air bubbles.

3.3 Application Method: Apply undiluted BOSFIX SEAL FLEX 003 by heavy-duty brush, squeegee, or airless spray (tip size 0.025"–0.031"). Apply second coat perpendicular to the first coat once dry.

PONDING WATER & RAIN PRECAUTION: Do not apply if rainfall is expected within 12 hours. Roof slopes should have adequate drainage pitch (> 1:100) to prevent long-term standing water ponding.

4. PACKAGING, STORAGE & HEALTH SAFETY

PACKAGING & STORAGE

Pack Size: 5 kg, 15 kg & 25 kg Heavy Pails.

Shelf Life: 12 months in original factory sealed pails.

Storage: Store between +5°C and +35°C away from frost and direct sunlight.

HEALTH & SAFETY

Safety: Non-toxic, water-based liquid. Wear safety glasses and protective clothing.

Disposal: Dispose of contents/container in accordance with local environmental regulations.

DISCLAIMER: The information and recommendations contained in this Technical Data Sheet are based on our current knowledge, laboratory testing, and practical field experience. Since conditions of use and substrate characteristics are beyond our control, BOSFIX CHEMICALS does not guarantee final performance or accept liability arising from incorrect application or unapproved site conditions.
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