



FLEXIBLE SEAL – FREQUENTLY ASKED QUESTIONS

Can Flexible Seal be used indoors?

Flexible Seal is not recommended for indoor use due to the solvent odor. Flexible Seal is a solvent based product that cures by solvent evaporation and due to the solvent odor, should not be used indoors.

Before applying Flexible Seal do I need to do any preparation to my roof?

Yes, for best results Flexible Seal should be applied over sound clean, dry surfaces. Clean the area by sweeping all the loose dust and debris off or by rinsing the area and allowing it to thoroughly dry. Do not scrape the old material off. When the old material is scraped off, the felt underneath the roofing material is often damaged, causing a larger leak. After cleaning/preparing the area, apply Flexible Seal over the previously repaired area making sure to overlap the area by a couple of inches all the way around for a good seal.

My roof was repaired in a couple of spots less than a year ago with a roof repair product and I noticed it has cracked, why?

Most likely the repair product was a product that cracked over a period of several months due to fluctuations in temperature. The cracking is caused by the sealant expanding in the hot months and contracting in the cooler months. The repair product was not flexible enough to recover from the temperature changes. Flexible Seal is an elastomeric rubber-based product that will expand and contract with temperature fluctuations and not crack. Flexible Seal can easily handle temperature changes of 70°F without cracking, providing an excellent seal against moisture and the weather elements.

Can Flexible Seal be painted?

Yes, Flexible Seal (cartridge grade and Brush Grade) can be painted. We recommend painting with latex paint after 24 hours and waiting one week for applying oil based paint over Flexible Seal. Depending on the weather (rain, high humidity/size of bead) a longer period may be necessary.

Can Flexible Seal be applied over black asphalt roof patch or white roof coatings?

Yes, Flexible Seal will adhere and seal over the old cracked material for a long lasting seal. However Flexible Seal may be slightly discolored when applied over a black asphalt roofing sealer.

An area on the roof has an old application of an asphalt repair product that has cracked. Do I need to scrape off the old material before applying Flexible Seal?

It's a good idea to clean the area either by sweeping all the loose dust and debris off or by rinsing the area and allowing it to thoroughly dry. Do not scrape the old material off. When the old material is scraped off, the felt underneath the roofing material is often damaged, causing a larger leak. After cleaning/preparing the area, apply Flexible Seal over the previously repaired area making sure to overlap the area by a couple of inches all the way around for a good seal.

Service is part of our formula

Epmar Corporation

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Can Flexible Seal be used for repairing a leak in my fish tank?

Flexible Seal should not be used on aquariums, fish ponds or birdbaths. Flexible Seal is not recommended for use below the waterline or for constant water emersion such as a pond or swimming pool.

My roof has a lot of worn areas and cracks. Can I coat my entire roof with Flexible Seal?

Flexible Seal is an excellent product for sealing the rain and the weather out on new work, remodeling or as a leak fix, but is not meant as a “permanent” roofing fix for badly worn roofs. If the roof has major signs of wear, it would be prudent to replace the roof.

What kinds of roofing material can Flexible Seal be applied to?

Flexible Seal will adhere to asphalt roofing, fiberglass, concrete tiles, wood shake, underlayment, metal and most roofing materials. When applying Flexible Seal over Polyurethane Roofing/Sealants, the material should be at least 30 days old and should be tested in an inconspicuous area for compatibility.

Will Flexible Seal stick to the brick, roof flashing and my roofing material?

Yes, Flexible Seal will adhere to brick, metal flashing and most roofing materials while providing a water tight seal.

My roof is leaking around the flashing on the chimney where a black roofing repair product was used and it has cracked. How can I fix this?

The black roofing repair product was probably black asphalt based or a “wet patch” roofing repair product that was used. Both of these products are not very flexible or long lasting and usually fail within the first year. They cracked due to the expansion & contraction caused by changes in temperatures over a period of time. You can repair the flashing leak easily by following a few steps. First sweep all the loose dust & debris off the area to be repaired; or hose the area down & allow it to thoroughly dry. Apply Flexible Seal by cartridge or easy to use Flexible Seal Brush Grade over the previously repaired area. Be sure to overlap the Flexible Seal over the previous black repair product area by about 2” all the way around for a good seal.

Can Flexible Seal be used to repair a crack in my skylight?

Yes, Flexible Seal can be used to repair cracks in skylights that are glass, Plexiglas or Polycarbonate for a weatherproof seal.

There are a couple of roof jacks on my roof that have a small gap on the roof and I am concerned about water leaking in these areas. How can I seal the water out?

These small gaps can easily be fixed by applying a liberal application of Flexible Seal around the roof jack and making sure it overlaps the roof jacks and the roofing material by a couple of inches.

Can I apply Flexible Seal to a wet surface or apply it in the rain?

Flexible Seal can be applied to a wet surface in the rain. The key to applying to wet surfaces is to be sure you apply a thick enough bead of material to be able to displace the water and stick. When repairing a leak in the rain or working on a wet surface, extreme caution should be used to prevent: slipping, danger from lightning, electrical wires or wind blown debris.

Will Flexible Seal discolor my copper rain gutters and Flashings?

Flexible Seal will not discolor copper rain gutters or flashings.

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How do I apply Flexible Seal in the cartridge?

1. You will need a standard cartridge gun capable of holding a 10.6 oz. (the most common size). When buying a caulking gun ask your dealer for one that has a nozzle cutter and also has a long wire for puncturing the cartridge seal built into the caulking gun.
2. Properly clean the surface of the roofing/material that you will apply Flexible Seal. This can be done by hosing off the area and allowing it to fully dry before applying Flexible Seal, or sweeping the area clean of dirt, dust and debris.
3. The nozzle should be cut off (at a 45 ° angle works best) to the desired angle and width of bead desired. A bead of 1/8" to 1/4" should be applied, depending on the application need.
4. Puncture the seal at the base of the nozzle (by inserting the long wire from the caulking gun into the center of the cut nozzle).
5. Insert Flexible Seal cartridge into the caulking gun.
6. For best results when gunning the material out of the cartridge, work with the cartridge by pulling the cartridge towards you. This method will enable you to get the material into the correct area. Do not make the mistake of "pushing" the cartridge bead away from you. This is incorrect and may end up pulling the material out of the desired repair area.
7. To smooth or level (often referred to as "tooling") the bead of Flexible Seal, use 5 drops of liquid dish washing soap (any brand will do) in a glass of water and stir it . Using the soapy solution on the tip of your finger with a light touch, smooth or shape the bead into any shape or profile wanted. Mineral spirits may also be used in this manner.
8. Clean up - Work tools may be cleaned with mineral spirits. Citrus-based hand cleaners can be helpful in cleaning your hands.

For Applying Flexible Seal Brush Grade

Clean and prepare the area prior to applying Brush Grade Flexible Seal. Flexible Seal can be applied by stiff brush, short nap roller, trowel, putty knife or squeegee. Be sure to apply enough material to seal the desired area about 1/8" to 1/4" thick and overlap the repair area by about 1"- 2" around the repaired area for a good seal. Mineral spirits or "soapy water" for "tooling" the material can also be used.

Can Flexible Seal be applied over a silicone product?

No, Flexible Seal will not adhere to Silicone. All of the old silicone material will have to be removed and the area cleaned with a "silicone remover" prior to application of Flexible Seal.

How do I repair a roofing seam that has cracked?

Prepare the surface either by sweeping all the loose dirt and debris off the area to be repaired or hose the area down and allow it to thoroughly dry. Larger cracks, holes and dissimilar flashings, roof seams and tears may be bridged by embedding a single layer of polyester mesh in the Flexible Seal. For a longer lasting repair, two (2) separate applications of polyester mesh embedded in Flexible Seal (allowing 24 hours in between applications) may be applied.

Since Flexible Seal is recommended for repairs of 1/4" in width & depth how can a larger depth be repaired?

After cleaning and preparing the area to be repaired, use backer rod (closed cell) in the crevice and apply Flexible Seal over the backer rod. Backer rod is available at most building material, roofing supply and hardware stores in different widths and thicknesses. Be sure to apply enough Flexible Seal (1/8" to 1/4") over the backer rod to seal the top and all sides of the area being repaired. It is a good idea to overlap any areas repaired by 1" to 2" all the way around for a good seal.

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At what temperatures can Flexible Seal be applied?

Flexible Seal can be applied at temperature of 30°F to 200°F on clean sound roofing areas. When working in colder climates, it is a good idea to keep the Flexible Seal in a warmer area (perhaps a truck or heated garage) so the Flexible Seal will be easier to gun out. Since Flexible Seal is a solvent based product, it cures by solvent evaporation. On surfaces with a temperature over 200°F, Flexible Seal may cloud up or tiny bubbles may form from the solvents trying to escape. It is best in hot climates to work early in the morning or late evening to avoid the possibility of a cloudy look or bubbles forming.

Is Flexible Seal mildew resistant?

Yes, Flexible Seal is both mildew and fungus resistant.

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