

PREMIUM ROOF HIGH BUILD SEALER/PRIMER

This Technical Data Sheet (TDS) provides professional instructions for applying DELUXE COATINGS HIGH BUILD PREMIUM ROOF SEALER. By integrating system-based preparation with expert application techniques, you will ensure an optimal finish, color depth, and long-term durability.

PRODUCT DESCRIPTION

A Premium quality Pure Acrylic primer/ sealer.

Breathable Deep Penetration: Formulated with advanced Silane/Siloxane technology, this clear sealer penetrates deeply into porous roof substrates (such as clay and terracotta tiles) to provide hydrophobic, water-repellent protection. It allows the substrate to "breathe" by permitting moisture vapor to escape while blocking liquid water ingress, preventing internal moisture trap, blistering, and freeze-thaw damage.

INTENDED USES

DELUXE Roof High build Sealer is a water based, primer/ sealer developed with superior adhesion enhancing properties for glazed and vitrified roof tiles.

It is recommended for use on vertical and horizontal surfaces, achieving excellent adhesion without the need for etching solutions.

FEATURES & BENEFITS

- Creates a high performance foundation for DELUXE Roof Membrane.
- Suitable for Previously painted tiled roof.
- Low VOC and low odour.
- Easy application by spray, roller or brush.
- **Deep Hydrophobic Protection:** Absorbs deeply into the ceramic/clay matrix rather than remaining on the surface, offering long-lasting water repellency.
- **Vapor Permeable ("Breathable"):** Allows internal moisture vapor to escape while blocking incoming liquid water, effectively eliminating the risk of bubbling, flaking, or trapped moisture pressure.
- **Natural Finish:** Sealer cures clear without altering the natural color, texture, or appearance of raw clay or terracotta tiles.

PRODUCT INFORMATION

Appearance	Milky white solution.
Colour	Clear to Opaque film.
Generic type	Acrylic copolymer.
Solids	40% by volume.
S G	~ 1.1 kg/ltr
Viscosity at 23 °C	65-70 KU
Ph Value	8-9 (Adjusted using Ammonia)
Flash point	Non flammable.
Typical Film Thickness	25 – 30 µm dry per coat.

Spreading Rate

Dry film thickness	Wet film thickness	Theoretical spreading Rate
25µm	83µm	12.0m² / lt.
30µm	100µm	10.0m² / lt.

**The practical spreading rate will vary depending on the porosity and profile of the substrate, as well as the application technique and tools used.*

APPLICATION DETAILS

- **Mixing:** Stir thoroughly with a flat-bottomed paddle until product is uniform. Remix thoroughly during application.
- **Boxing:** If utilizing multiple containers of the same color, mix them together in one large, clean bucket to guarantee color consistency throughout the project.
- **Method:** Airless spray recommended, brush or roller suitable for small areas.
- **Thinning:** Not recommended.
- **Application:** Apply 1 even and consistent coat observing recommended spread rates.
- **Substrate:** Suitably prepared surfaces.

Application Environment

Surface Temperature	Ambient Temperature	Relative Humidity
Min: 10 °C Max: 40 °C	Min: 10 °C Max: 40 °C	Min: NA Max: 85 %

**Or min 3 °C above dew point.*

Drying time at 25°C

- **Touch Dry:** 20 - 30 minutes at 25°C
- **To re-coat:** Min. 2 hours 25°C | Max. Indefinite.
- **Full cure:** 7 days.

** Longer drying times will be experienced at low temperature and high relative humidity.*

Equipment

- **Airless Spray:** Tip range 15-21 Thou. | Min. tip pressure 150 bar (2200 psi)
- **Other:** Short nap roller or Long bristle brush.

APPLICATION NOTE

Ideal for porous, unglazed clay tiles and mineral substrates. Because Silane/Siloxane works by chemical reaction within the substrate pores, ensure the surface is clean, free of organic growth, and fully dry prior to application to allow maximum absorption.

SURFACE PREPERATION

Remove any fungal growth or algae with household bleach (3, 5% solution of sodium hypo-chloride) thinned 2 parts bleach to 1 part water by volume. Leave on surface for approximately 1 hour and then scrub with a hard bristle brush to remove all dead growth. Rinse thoroughly with fresh water. Allow to dry.

For best results treat when the sun's rays are low; apply in the shade or very early in the day whilst the sun is rising.

For best results apply before 12 pm. The conditions will allow for the treatment to remain moist and most efficient during the operation.

Then high pressure water blast at a minimum of 3200 PSI to remove dirt, excess grime, lichen/moss and all other surface contaminants. Allow to dry.

Apply 2 coats of DELUXE PREMIUM ROOF MEMBRANE.

APPLICATION & CLEAN UP

- Stir well with a flat paddle before use, and occasionally during use.
- DELUXE Roof High build Primer/ Sealer is ready to paint, no need to dilute.
- Apply one coat by airless spray, roller or brush.
- If the applied coating is left overnight, the surface must be rinsed with clean water and left to dry, before applying top coat to avoid any contamination.
- Clean equipment with water immediately after use.

CAUTIONS

- Ensure that surface preparation recommendations are adhered to.
- Observe over coating times.

- Avoid painting during inclement weather or if temperature is below 10 °C.
- **Recommended top coats:**
 - DELUXE High Gloss Acrylic Roof Membrane.
 - DELUXE Envirocool Range.

SAFETY PRECAUTIONS

- Always keep paint out of reach of children.
- Ensure good ventilation during application and drying.
- If accidental contact with the skin should occur, wash area immediately with soap and water or a recognized cleaner.
- Eye protection approved to AS1337 must be worn while handling. In case of contact, immediately rinse the eyes with plenty of water and seek medical advice.
- Harmful if swallowed. Do not induce vomiting. Seek medical attention.
- Refer to Material Safety Data Sheet for complete information.

STORAGE, HANDLING & PACKAGING

- **Storage Parameters:** Store in original, unopened containers in a dry, well-ventilated area protected from freezing and direct sunlight. Keep ambient storage temperatures between 5°C and 35°C.
- **Shelf Life:** 24 months from manufacturing date when stored in unopened containers under recommended conditions. Subject to inspection thereafter.
- **Cleanup:** Clean equipment immediately after use with warm, soapy water.
- **Environment Protection:** Do not pour left over paint down the drain. Unwanted paint should be brushed out on newspaper, allowed to dry and then disposed of via domestic waste collections. Empty paint containers should be left open in a well-ventilated area to dry out. When dry recycle containers via recycling programme.
- **Individual Packaging:** 10L & 15L

LEGAL DISCLAIMER & PRODUCT WARRANTY

Product Warranty

Deluxe Coatings warrants that this product, when applied in strict accordance with the instructions on the packaging and this Technical Data Sheet (TDS), will meet its published performance specifications. This warranty extends for up to 10 years for exterior applications and 12 years for interior applications from the date of purchase.

Limitations & Coverage

This warranty covers product replacement or refund of the purchase price only. It excludes failure resulting from inadequate surface preparation, structural movement, hydrostatic pressure, rising damp, improper thinning, or mechanical damage. To the maximum extent permitted by law, Deluxe Coatings is not liable for labor, scaffolding, or consequential damages.

Technical Advice & Application Conditions

Information and recommendations in this document are provided in good faith based on laboratory testing and field experience. Because substrate conditions, application methods, and environmental factors are beyond our control, technical advice does not alter or expand the terms of the formal Product Warranty above.

MANUFACTURER'S NOTE: Always perform a test patch in an inconspicuous area if you are unsure of the substrate's condition.

For any additional technical support, please contact the Malaga office.

Deluxe Coatings reserves the right to update product formulations and technical data without prior notice. Always ensure you are referencing the most current TDS available on the official Deluxe Coatings portal.

MANUFACTURER'S DETAILS — DELUXE COATINGS

Address: Unit 5/65 Holder Way, Malaga, WA 6090
Phone: 9259 4113 | **Mobile:** 0400 736 466
Email: deluxecoatingsmalaga@gmail.com
Website: deluxecoatings.au