

# Sealoflex Ultima Liquid Applied Waterproofing System



**BMI** Sealoflex

Systems for roofs,  
balconies, walkways and  
other applications

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# Sealoflex Ultima

**An extremely versatile, single component system, Sealoflex Ultima is the next generation of liquid applied waterproofing, combining many of the benefits associated with alternative product chemistries to create a solvent-free, low odour, user-friendly solution that is 100% non-hazardous and suitable for roof waterproofing applications of all shapes and sizes.**

Seamless and light weight, it is ideal for commercial and residential projects with complex geometries and multiple penetrations on both new and existing buildings. Sealoflex Ultima is applied in one operation, making it quick to install and easy to use. It can be applied as a complete roof overlay solution or as a detailing solution in combination with bitumen and synthetic membranes.

## FEATURES & BENEFITS

- Solvent and VOC free – 100% non-hazardous
- Service life in excess of 25 years – highly durable
- 'Wet-on-wet' application – fast installation
- Single component liquid – ready to use direct from the tin
- Moisture cured – water repellent on application
- Re-sealable containers – no wastage
- Very low or no odour – no impact on installers or members of the public
- Versatile – suitable for a wide range of substrates, including bitumen membranes, weathered asphalt, synthetic membranes, concrete, metals and plywood / OSB
- Available in Grey and White



## APPLICATION CONDITIONS

Apply when atmospheric and substrate temperatures are between 0 °C and 40 °C and the surface is 3 °C above the dew point. If the surface is below or at dew point temperature then moisture can form at the surface, which can affect adhesion.

Do not apply if rain is imminent.

**Before applying Sealoflex Ultima ensure the substrate has been properly prepared and primed.**

## APPLICATION METHODOLOGY

- 1 Apply a base coat of Sealoflex Ultima Waterproof Coating to the substrate.
- 2 Place the Sealoflex Ultima Reinforcing Fabric into the base coat making sure there are no creases in the fabric and that no air is trapped beneath it.
- 3 Apply a top coat of Sealoflex Ultima Waterproof Coating to the saturated fabric.
- 4 Allow to cure.

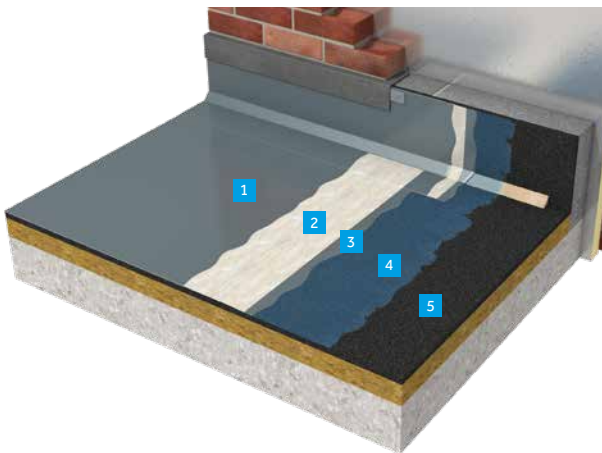
## SEALOFLEX ULTIMA SYSTEM COMPONENTS

SYSTEM COMPONENT	DESCRIPTION	COMPONENT SIZE	CONSUMPTION
<b>Substrate Primers</b>			
<b>Sealoflex Ultima Bitumen Primer</b>	For use on bitumen and asphalt based substrates	2.5 litre, 5 litre and 15 litre	0.3 L/m <sup>2</sup>
<b>Sealoflex Ultima EP1 Primer</b>	For use on PVC membranes and wooden roof boards	1 litre, 5 litre and 15 litre	0.2 L/m <sup>2</sup>
<b>Sealoflex Ultima Concrete Primer</b>	For use on cementitious substrates	(3 x 1 kg): 10 kg	0.5 kg/m <sup>2</sup>
<b>Sealoflex Ultima TPO Primer</b>	For use on TPO and FPO membranes	1 litre	0.1 L/m <sup>2</sup>
<b>Waterproof Coating</b>			
<b>Sealoflex Ultima Waterproof Coating – Grey and White</b>	Single component waterproof coating	5 litre and 15 litre	1.5 – 2.1 L/m <sup>2</sup> *
<b>Reinforcing Membrane</b>			
<b>Sealoflex Ultima Reinforcing Fabric</b>	Polyester reinforcement for the Sealoflex Ultima System	1 m x 50 m; 0.3 m x 50 m	N/A
<b>Surface Finish</b>			
<b>Sealoflex Ultima Wearcoat Clear</b>	Clear liquid UV protection coating	5 litre	0.25 - 0.5 L/m <sup>2</sup>
<b>Sealoflex Ultima Coloured Quartz</b>	0.4 - 0.8 coloured quartz granules for anti-skid walkway	25 kg	3 - 5 kg/m <sup>2</sup>

\* For P4 (Premium) Specification, minimum consumption is 2.1 L/m<sup>2</sup> (3.2 kg/m<sup>2</sup>).

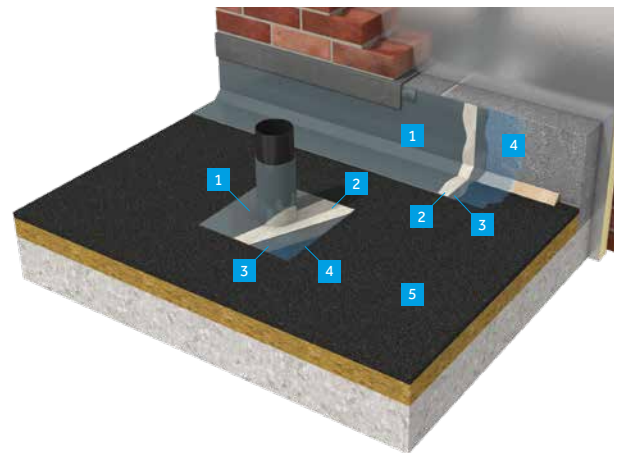
See Sealoflex Ultima Waterproof Coating Product Data Sheet for Protective Coating Application Instructions and Consumption.

### Bitumen Overlay



- 1 Sealoflex Ultima Waterproof Coating (top coat)
- 2 Sealoflex Ultima Reinforcing Fabric
- 3 Sealoflex Ultima Waterproof Coating (base coat)
- 4 Sealoflex Ultima Bitumen Primer
- 5 Substrate - Bitumen Membrane

### Liquid Detailing Solution



- 1 Sealoflex Ultima Waterproof Coating (top coat)
- 2 Sealoflex Ultima Reinforcing Fabric
- 3 Sealoflex Ultima Waterproof Coating (base coat)
- 4 Sealoflex Ultima Bitumen Primer
- 5 Waterproof Membrane, e.g. TPO or Bitumen Membrane



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[bmigroup.com](http://bmigroup.com)

BMI Group was born out of a recognition that customers now expect a single point of expertise to help them find their ideal roof. Bringing together some of the industries most trusted brands to become the largest supplier of both flat and pitched roofing and waterproofing solutions throughout Europe, BMI Group has over 165 years of experience and innovation to offer its clients.

As a Standard Industries company, BMI Group, headquartered in Reading, U.K., has the support, reach and resources of a global enterprise. With over 120 production facilities across Europe, Africa and Asia, and more than 9,500 employees worldwide, the business is well positioned to provide an unparalleled level of service to homeowners, specifiers, contractors, property owners and developers.

Find out more at [www.bmigroup.com](http://www.bmigroup.com).