Elastomeric Paint Findings
ICOC Construction Sub-committee

- Requires two or more coats to achieve proper film thickness.
- Application requires back rolling if the coatings is applied by spraying.
- Recommended to be used on concrete, masonry, plaster and stucco.
- Not recommended for use on wood because it needs to breath.
- Initially designed as a waterproofing solution for stucco.
- Elastomeric wall coating is most valuable when they are used on masonry that is prone to crack.
- Excellent resistance to wind driven rain.
- Suggested for above grade vertical surfaces only, not recommended for horizontal surfaces.

- Manufacturers' elastomeric paint comes in a standard white with most being offered in tinted pastel colors.
- If a manufacturer offers dark colors, they note that they tend to "chalk" more so than regular latex paint, particularly in sunny exposures.

- Material comes in five gallon containers.
- The coverage is 50/60 square feet/gallon/coat, verses conventional paint coverage which is 300/400 square feet/gallon/coat.
- The applied material cost for an Elastomeric paint is much higher than that of a quality latex paint because it needs two coats and gets less coverage per square foot.
- Labor is more than double because of the need for back-rolling of both coats.

- Service life warranties vary from 5 years to 10 years with no manufacturer warranting against fading or chalking. Standard paint warranty is 2 to 5 years

Painting: The Difference Between "Paint" and an Elastomeric Stucco Coating

Printer-friendly version

By Greg Lewis
Ferris Painting
www.FerrisPainting.com
June 2013

It's time to repaint our Association! Do we use a high quality acrylic paint or should we consider a newer technology known as an Elastomeric Coating?

The short answer is…most buildings should be painted with a high-quality acrylic paint. An acrylic paint job costs far less and is easier to touch up in the future if any damage needs to be repaired.

Elastomeric stucco coatings **are** also acrylic paints but they are about 10 times thicker than standard acrylic paints which gives it a 300% elongation. This means it is very flexible and stretches. It returns back to its original shape, instead of cracking like a standard acrylic paint would do when your building settles (or moves during one of the hundreds of tremors we experience each year here in Southern California).

The reasons to use an Elastomeric Stucco Coating are:

(1) You are experiencing water damage inside your unit causing costly repairs or

(2) You have unsightly stucco cracking (usually from building settling.

I only recommend elastomeric coating for these two problems; otherwise it is just too expensive since it requires a lot more labor and material than a standard acrylic paint job.

Most buildings are manufactured with a waterproof membrane that is installed between the framing of the building and the stucco. These waterproof membranes don't usually last more than 30 years before they start to degrade and crack. When this happens, rain water can then pass through to the interior walls and cause damage.

If you are experiencing interior water damage or excessive stucco cracking, elastomeric **IS** the way to go but you must first check to make sure your roofing and window frames are water tight. If water does get in behind the stucco (from the roof or windows), the elastomeric will blister and look like an inflating balloon of water.

Although elastomeric is expensive, it is far, far less costly than removing the stucco, installing a new waterproof membrane and then re-stuccoing your building. Elastomeric coating should only be used on stucco and other masonry and should not be used on wood because wood needs to breathe.

B

Paint Quality Institute

Search:

Home • Homeowners • Paint Professionals • Media Center • PQI Blog • About Us

- Your Business
- Paint Tools and Advice
  - Info Sheets
  - Prep, Prime and Paint
    - Interior
    - Exterior
  - Problem Solver
  - Project Planner
    - Interior
    - Exterior
  - Videos: Paint Techniques
  - FAQs
- Color and Design
- PQI Store
- Paint Pro Newsletter

Follow us on

SHARE

----------EXTERIOR---------- ----------INTERIOR----------

ELASTOMERIC WALL COATINGS

Question
We are building a house on the west coast of Florida (Marco Island). I am interested in finding out whether or not we should spend the extra money on using an "elastomeric" paint, as opposed to any other paint that would offer us the same effect but not be as costly.

Answer
You probably won't get the same effect from another type paint as you get with a properly applied elastomeric wall coating. Elastomeric wall coatings are exterior acrylic latex masonry paints designed to be applied in very thick films (about 10 times as thick as regular paints); they are tough and flexible, and stretch as cracks underneath open and close, thus bridging the cracks and keeping water out while maintaining a nice appearance. These coatings are called EWCs for short. They can be tinted to a light color.

The EWC should be applied after cracks more than 1/16" are caulked. Applications is usually at about 50 - 60 square feet/gallon, and two coats should be applied. The crack bridging capability is related to film thickness. The thickness is of course much greater than with a conventional paint and this leads to significantly higher initial cost vs. with regular paint. It is essential that water not be allowed behind the EWC, so all caulking must be in good shape, chimneys must have rain caps, wall tops must be water proof, etc. EWCs should not be applied to surfaces where water normally gets behind them, like retaining walls. Use of EWCs over masonry in Florida coastal areas has become commonly done.

Question
I've tried to buy elastomeric coating in a deep red, but have been told the product is not available in dark colors. Why is this? Is there an alternative? Should I ask the store to add a lot of colorant to one?

Answer
Because of the technology used to get high elongation and good dirt resistance, elastomeric wall coatings may "chalk," particularly in sunny exposures, to the point where dark colors may lighten more than surrounding trim painted with conventional paints. Accordingly, dark colors are often not offered in elastomerics. An alternative approach is to apply the elastomeric, and then apply a conventional top quality exterior 100% acrylic latex flat or satin paint in the color of choice. The paint should be applied in two coats, or in a heavy coat, to minimize chance of cracking, where the lighter color of the elastomeric could show through.

Question
I have a stucco finish wall that was built around a pool area. Originally painted with oil base. Can latex or elastomeric be used over this. Which is preferable? Georgia weather ranges from some days in teens to some days in low 100's. Wall has some minimal cracking.

Answer
You may be able to use an elastomeric coating, but the main question is, will water access the stucco from behind... if so, it will lift the coating and cause potentially serious blistering. This can happen if the wall is a retaining wall with earth behind it, or there is any way water can otherwise get into it, say through a wall cap, which is often the problem with free-standing walls used as partitions.

On the other hand, if the wall is part of an enclosed structure, e.g., the outside wall of the house, then an elastomeric coating can be fine. Keep in mind that you'll be covering the cracks, so moisture will not now be able to escape there, which could have kept the oil-based paint from peeling. If in doubt, use one coat of a flat latex paint, which is the most forgiving type for letting moisture pass through. In any case, first go over the stucco thoroughly with a stiff metal wire brush (wear a dust maskand eye protection) to remove all loose paint and unbound sand.

Question
Can synthetic stucco [exterior insulated finishes systems, "eifs"] be painted to change the color? What type of paint should be used? What surface preparation is needed?

Answer
Yes, EIFS is an excellent candidate for painting, in order to change color, refresh the appearance, and to enhance protection. Surface preparation is similar to that with stucco and other masonry surfaces: remove dirt, mildew, any loose sand (details are provided in the "Steps to Success" part of paintquality.com). Use particular care if power washing, to not force water into joints and any cracks. Power washing should be done with plain water without cleaner or bleach added. Use a quality acrylic or siliconized caulk to seal any cracks and openings. Allow the caulk to dry over night, and make a second application if necessary. Apply a masonry primer for best results (sheen uniformity, mildew resistance). Then use either a top quality exterior 100% acrylic house paint or masonry paint in a flat or satin finish depending on appearance wanted; or a 100% acrylic latex elastomeric wall coating, applied in two heavy coats.

Question
What are elasomeric wall coatings?

Answer
Elastomeric wall coatings are designed for exterior masonry surfaces like concrete, stucco and concrete block. They are generally acrylic latex masonry paints designed to be applied in very thick films (about 10 times as thick as regular paints); they are tough and flexible, and stretch as cracks underneath open and close, thus bridging the cracks and keeping wind driven rain out while maintaining a nice appearance. These coatings are called EWCs for short. They can be tinted to a light color. The EWC should be applied after cracks more than 1/16" are caulked with a quality acrylic or siliconized (not SILICONE) caulk. (If the stucco is particularly porous, a masonry primer or paintable sealer should be applied first.) Applications of the EWC is usually at about 50 - 60 square feet/gallon, and two coats should be applied.

Question
What is the best quality exterior paint to use on a stucco house in Tucson, AZ.

Answer
There are two basic options to consider.

1. Conventional paint approach: for this, utilize a top of the line exterior 100% acrylic latex house paint in a flat or satin finish. If the stucco is porous or uneven, first apply a water based exterior masonry sealer or primer. Here are some guidelines: The extremes in temperature and sunshine should be taken into account when applying primers and paints. Care must be taken that they can form a good film. This means they should not be applied at a temperature lower than the recommended minimum temperature for the product (typically, 50 degreesF., or 10 degrees C)... this includes temperature of the surface being painted; and application should not be done if the temperature is predicted to be below the recommended minimum in the next 36 hours.

   Also, don't apply paints under conditions that will make them dry very quickly: do not paint in direct sunshine, and in warm, dry, breezy conditions. This can be difficult in Tucson, and pre-dampening the bare surface before applying primer (or pain if there is no primer used) with a garden hose will help.

2. Elastomeric wall coating, which goes on in a very heavy coat (apply 2 coats) and bridges any forthcoming cracks in the stucco, related to changes in temperature. For more info, just enter elastomeric in the search box at our web site at www.paintquality.com

---

Question
Our building is currently coated with an elastomeric coating and has been for about eight years. It is in good shape functionally but has started to fade and pick up some dirt. We would like to re-paint the buildings without expense of using an elastomeric. What kind of paint and preparation technique do I need to specify to the contractor?

Answer
Our exterior exposure studies indicate that with proper surface preparation, an appropriately formulated exterior elastomeric wall coating can successfully be painted using a quality exterior 100% acrylic latex paint in a flat, satin or semigloss finish. In fact, some paint manufacturers are now recommending their products for this. Here are some guidelines for painting buildings done previously with an elastomeric:

1. Remove all dirt, mildew and chalk; treat mildew with a 3:1 water:bleach solution, leaving on for 20 minutes, then rinse thoroughly; careful power washing with plain water (no cleaning agent or bleach added), being sure to not drive water into any openings there may be in the existing coating.

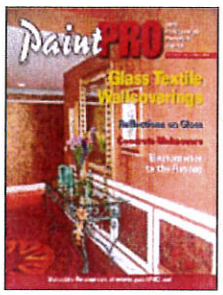
2. Seal all cracks and openings, using a quality acrylic or siliconized acrylic caulk. Do not use silicone caulk.

3. Check entire elastomeric surface for blistering or other adhesion loss: A) carefully remove any blistering or failing coating; seal the edge of the surrounding remaining coating with a quality acrylic latex caulk; apply a water-based or solvent-based clear masonry sealer to the masonry surface thus exposed; then apply an elastomeric coating to the repaired area, overlapping it and feathering, onto the remaining elastomeric. B) identify any source of intruding water or moisture that may have caused the blistering or other adhesion loss, and eliminate it.

4. Apply a top quality exterior 100% acrylic latex house paint in a flat, satin or semigloss finish, that is recommended by the manufacturer for application over existing elastomeric coatings. It is important that steps be taken to minimize chance of cracking of the new paint as applied over the elastomeric: A) the paint must be of high quality, meaning, for example, that with flat paints, excessive extenders should not be used, that appropriate mildewcide is included, that an appropriate binder is employed, etc.; therefore, the manufacturer's top line product should be specified. B) The paint

must be applied under moderate weather conditions: applying below the recommended minimum application temperature can result in serious cracking; it is preferable that the air temperature be at or above the minimum recommended application temperature for at least the following 24 hours. C) the paint must be applied at sufficient thickness. In general, a dry paint film of 1.5 mils per coat is appropriate; two coats will provide ample crack resistance. Pre-thinning of the paint will reduce the solids content by volume, and additional wet paint film thickness has to be applied to compensate, so pre-thinning should be discouraged. D) There is always the chance that some cracking of the new paint will occur at some point, so it can be helpful to utilize a color similar to that of the existing elastomeric coating to minimize show-through.

PaintPRO, Vol. 5, No. 5
September/October 2003



EWC - Elastomeric Paint, Exterior Paint

EWC (Elastomeric Wall Covering) or Elastomeric Paint is flexible and stretchable and can rescue a job that requires painting masonry or concrete.

by Susan Brimo-Cox

It's a fact of life: masonry expands and contracts with changes in temperature. As a result, surface cracks are inevitable. However, masonry's structural integrity can be undermined if moisture and other damaging elements penetrate those cracks. What to do? Elastomeric wall coatings (EWCs) may be the solution.

Originally developed in Europe in the 1940s, EWCs weren't introduced to North America until the mid-1980s. Since then, they have really caught on for both commercial and residential applications.

The dilemma before EWCs was that other coatings didn't have the flexibility to expand and contract effectively with a masonry substrate. The coatings would crack themselves. The development of special binders that provide the necessary flexibility and elasticity is one of the keys to the success of elastomerics. They stretch and recover without wrinkling, maintaining a protective barrier to intrusion.

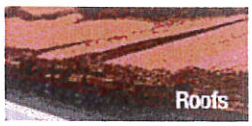
John Stauffer, technical director of the Paint Quality Institute, explains, "Elastomeric wall coatings are most valuable when they are used on masonry that is inclined to crack when there are significant changes in temperature, either during a 24-hour cycle, or even a seasonal cycle. Thus they are of greatest advantage where temperature extremes are experienced, such as in most of Florida and in the upper mid-west and much of Canada. Still they are finding utility across North America."

Getting to know elastomerics

"Most elastomeric coatings are water-based and formulated from an acrylic resin. All acrylic systems have the ability to breath [transmit water vapor], will provide waterproof protection for several years and clean up with water," reports Ray Heck of GE Sealants and Adhesives. "New resin systems also give the elastomeric coatings excellent color retention and outstanding durability. Once in place, the elastomeric coating systems are flexible and waterproof, but they can easily be maintained by pressure washing to remove dust, dirt or other contaminates," he adds.

When it comes to aesthetics, EWCs can be tinted in a rainbow of colors, but you usually see pastels or earth tones. Smooth elastomerics generally have a flat or satin sheen. Textured elastomerics are available in a variety of surface profiles and can be used to help hide surface defects. However, some caution that large, textured particles can contribute to weak spots in the film coating.

EWCs are designed to be applied to exterior masonry walls, such as concrete block, tilt-up, pre-cast poured-in-place concrete, stucco, brick, exterior insulation finishing systems, fiber cement siding and more. Some contractors use EWCs on wood, but, to be safe, it's a good idea to check with the EWC manufacturer if the substrate is other than masonry.



Prepare the substrate

As with other coatings, the effectiveness of EWCs is dependent in large part on substrate preparation. "For any substrate, the key is to have a clean, dry and dull finish before applying paint. It's vital that any contaminants be removed and any peeling areas be addressed before repainting," cautions Steve Revnew, marketing director for The Sherwin-Williams Co.

On old surfaces, dirt, mildew, mold, chalk, efflorescence and failed paint need to be removed or properly treated beforehand. Use of a compatible primer can be beneficial in some applications, but is not always required. For example, a primer can help in resolving high or uneven porosity and, if the substrate is uneven — such as concrete block — a blockfiller can provide a smooth surface.

Previously painted substrates need to be in clean, sound and continuous condition for proper adhesion. Applying EWCs on top of old oil-based paint is not recommended.

"For new concrete or stucco surfaces, the substrate must be allowed to cure for 30 days, but 90 days is ideal to make sure that moisture and alkalinity are non factors," advises Tony Jager, marketing product supervisor with Pittsburgh Paints.

If the coating is applied before 30 days, an alkali-resistant masonry sealer or primer is recommended.

Also keep in mind that the concept of elastomerics bridging cracks does have its limits. Thanks to their high solids content and thick application, elastomerics will bridge cracks, joints or defects from hairline up to about 1/8-inch wide. Anything larger needs to be filled and sealed properly; using compatible materials or sealants.

Apply elastomerics correctly

You can use a synthetic roller, airless sprayer, power roller or, in small areas, a brush to apply EWCs. The high film thickness required varies among manufacturers, so read the directions and pay particular attention if the substrate has a rough profile; you need proper film thickness on the peaks as well as the valleys. If the coating is too thin, you will not achieve the crack bridging, water resisting or hiding properties you desire.

Typically, EWCs are applied in two coats. This helps ensure proper coverage and adequate build up of film thickness. If you use an airless sprayer, back-roll to even out the finish and help work it into rough surfaces.

"The key to performance is that the coatings are applied to achieve a pinhole-free area of less than 10 pinholes per square foot," says Revnew.

Heck recommends that contractors practice applying these coatings in order to develop their elastomeric application technique. "Elastomeric coatings, though similar to conventional paint, do have unique characteristics that must be considered when applying. Developing a system that allows for consistent application, with minimum overlap, is preferred."

One more thing: Pay attention to the weather forecast. Cool or very humid weather can hamper and slow drying time.

"Elastomerics are designed to resist wind-driven rain, but they do not allow moisture that is already present on the substrate to exit," says Jager. "It is critical that when using an elastomeric strict attention be paid to temperature and time of day when applying the coating. These products should not be used if dew, condensation or rain is likely."

Beware of water behind the coating

As you may have surmised, while EWCs breathe, their permeance of moisture vapor is limited. You must take special care if there are signs of water migration associated with the substrate.

"Because of the heavy thickness in which they are normally applied, ... care must be taken to not apply them under condition that moisture from behind is so much as to overwhelm the moisture vapor permeability of the coating," Stauffer points out. If water gets behind the coating, you can expect blistering and eventual product failure. "This means that elastomerics should not be applied to surfaces that are likely to have moisture behind

them, such as masonry retaining walls that support an embankment of dirt, below-grade basement walls and free-standing walls that might have rain water penetrate at the top." Be careful with chimneys, too, where rain water can enter through the top and down the flue.

Weighing in the cost factor

Per gallon, the cost of an elastomeric is comparable or slightly more than a high-quality latex paint. However, the applied cost is much greater.

"Elastomeric coating coverage typically runs 50 to 100 square feet per gallon, where conventional paint may be 250 to 400 square feet per gallon," says Heck. Coating texture, surface profile and desired film thickness also affect the quantity needed.

EWCs may not cure the ills of every building — and don't expect them to bridge cracks due to serious settling, earthquakes and concussion forces. Nonetheless, applied properly, they offer very durable and long-lasting moisture protection.

As Stauffer points out, "It is important that the customer understand that the elastomeric coating is not just a souped-up paint, but a thick barrier coat that blocks wind-driven rain, and remains uniform and continuous despite formation of cracks in the substrate."

(To learn more about elastomeric wall coatings, see PaintPRO's premiere issue, December, 1999.)

D

Flex Lox HB

Exterior 100% Acrylic Elastomeric Hybrid Coating **C252**

DESCRIPTION & INTENDED USE

Flex Lox HB C252 is a premium architectural/ commercial 100% acrylic elastomeric hybrid coating. **Flex Lox HB C252** has been developed with sustainable design properties to increase product life cycle by providing long-lasting protection for exterior above-grade vertical surfaces under the most extreme weather conditions. It helps provide protection from wind-driven rain by creating a tough and flexible barrier, while allowing moisture vapor from the interior of the walls to escape. Its film strength and water resistance make **Flex Lox HB C252** an ideal coating for application on tilt-up, precast, or poured-in-place concrete, CMU, brick, stucco and other properly prepared masonry surfaces. Architects, painters, designers and engineers can specify this product with confidence when aesthetics and performance must meet the highest demands.

FEATURES

- Extremely tough and flexible
- Excellent resistance to wind-driven rain (2 coats at 6-8 mils DFT/coat)
- Superior mildew resistance
- Breathable
- Alkali-resistant – can be applied directly to high pH surfaces (up to pH 13)
- Resistant to dirt pick-up
- Quick drying & recoat
- Easy water & soap cleanup
- Not manufactured with lead, mercury or chromate containing materials
- Does not contain crystalline silica or ethylene glycol

SYSTEM RECOMMENDATIONS

CMU (Concrete Block / Cinder Block)
1 coat: C302 UltraTech 100% Acrylic Block Filler
2 coats: C252 Flex Lox HB Elastomeric Hybrid Coating

MASONRY
1 coat: C251 Flex Lox Masonry Primer/Sealer
2 coats: C252 Flex Lox HB Elastomeric Hybrid Coating

PRODUCT SPECIFICATIONS

Resin Type	100% Acrylic
Finish	Low Luster: < 15 @ 60°
Maximum VOC Content	50 g/L (0.42 lbs/ gal)
Solids	
by Weight	66% ± 2%
by Volume	52% ± 2%
Coverage	50-60 sq. ft./gallon
Drying Time @ 77°F (25°C) & 50% RH	
to Touch	2 hours
to Recoat	24 hours

NOTE: Drying times listed may vary depending on temperature, humidity, film build, color, and air movement.

Weight Per Gallon	11.9 lbs
Wet Film Thickness (WFT)	27 mils
Dry Film Thickness (DFT)	14 mils
Tint Bases	White & Deep

PERFORMANCE DATA

Wind-Driven Rain Test (ASTM D6904) 2 coats @ 6-8 mils DFT/coat	*Excellent*
Water Vapor Permeance (ASTM D1653) @ 10 DFT	*20 perms*
Elongation (ASTM D2370)	*385%*
Tensile Strength (ASTM D2370)	*300 psi*
Mildew Resistance (ASTM D3273/D3274)	*Excellent*
Alkali Resistance (ASTM D1308)	*Excellent*

CONFORMANCE (as of 01/01/12)

EPA	*Yes*	**CARB**	*Yes*
OTC	*Yes*	**SCAQMD**	*Yes*
MPI	*40 & 113*		

APPLICATION

- Use a nylon/polyester brush.
- Use a 1/2" to 1 1/4" nap roller cover, depending on surface texture.
- Use a minimum tip size of .021".
- Stir thoroughly before and during use.
- Do not apply when surface or air temperature is below 50°F (10°C).
- Apply coating evenly while maintaining a wet edge to prevent lapping. Back-rolling is recommended after spraying on porous substrates.

continued on back

Flex Lox HB

Exterior 100% Acrylic Elastomeric Hybrid Coating C252

SURFACE PREPARATION

General Surface Preparation: All surfaces must be clean, dry, sound, and free from contaminants such as loose and peeling paint, dirt, dust, grease, oil, wax, concrete curing agents and bond breakers, efflorescence, rust, and chalk. Mold and mildew must be treated and any residues removed. Dull any glossy surfaces, repair damaged areas with appropriate patching material, and allow to dry. Prime all new surfaces and repaired areas with an appropriate primer.

Substrate Specific:

Masonry

- Power-wash all tilt-up and poured-in-place concrete to remove any bond-breakers or other construction residue.
- Fill all cracks, crevices, seams, and openings with an elastomeric patch or sealant. Treatment of cracks, crevices, seams, and openings is required to optimize the water-resistant protection of the building and to help prevent further cracking and deterioration. Methods of treatment depend upon the size of the cracks, crevices, seams, and openings.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE**. Wear a NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at **1-800-424-LEAD** or log on to **www.epa.gov/lead**.

THINNING & CLEANUP

This product is designed to be used at package consistency. Clean tools, equipment, and work area with warm, soapy water,

STORAGE & DISPOSAL

Protect during storage from freezing and temperatures above 95°F. Consult your local city or environmental regulatory agency for guidance on disposal options. Do not pour down a drain or storm sewer.

LIMITATIONS

For above-grade vertical surfaces only.

A total dry film thickness of 12–16 mils of topcoat and a surface with 10 or less pinholes per square foot are required for a waterproofing system. High humidity and/or cooler temperatures will prolong dry time of this product. Do not expose to moisture or extreme temperature change for at least 48 hours after painting. Avoid frost, fog and damp conditions.

CAUTIONS

WARNING!
HARMFUL IF SWALLOWED

IMPORTANT! Spray mist of any material may be hazardous. Spray equipment must be in good condition and used with care in accordance with manufacturer's instructions. The use of an appropriate respirator, eye protection and protective clothing is recommended. Close container after use.

FIRST AID: If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush immediately with plenty of water for at least 15 minutes and get medical attention, for skin, wash thoroughly with soap and water. If swallowed, do not induce vomiting. Get medical attention immediately. In case of spillage, absorb with inert material and dispose of in accordance with applicable regulations.

KEEP OUT OF REACH OF CHILDREN
KEEP FROM FREEZING
SEE MATERIAL SAFETY DATA SHEET

For Chemical Emergency ONLY (spill, leak, fire, exposure or accident), call ChemTrec at 1-800-424-9300.

WARRANTY

Comex warrants that at the time of sale this product conforms with applicable Comex specifications and is free of manufacturing defects. Comex's sole liability for products proven defective, and Purchaser's sole remedy, if any, shall be replacement of the product or refund of the purchase price paid, at the sole option of Comex. This warranty is not transferable. **TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, MANUFACTURER MAKES NO OTHER WARRANTIES, GUARANTEES, OR REPRESENTATIONS OF ANY KIND, EITHER EXPRESS OR IMPLIED, OR BY USAGE OF TRADE, AND HEREBY EXPRESSLY EXCLUDES AND DISCLAIMS ALL IMPLIED WARRANTIES, OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** IN NO EVENT SHALL COMEX BE LIABLE FOR PUNITIVE, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you. This Limited Warranty gives you specific legal rights and you may have other rights which vary from State to State.

Comex Family of Brands
5575 DTC Parkway, Suite 100
Greenwood Village, CO 80111
Information Phone: 1-800-383-8406

06/2012

vista paint

Solotex 500

Exterior 100% Acrylic Elastomeric Finish

Architectural Coating - Premium Plus

Description

A premium plus 100% acrylic elastomeric coating designed for exterior use on concrete, stucco, plaster and masonry vertical surfaces. Excellent long term elasticity and elongation under normal and extreme weather conditions. This high build coating effectively fills and bridges cracks up to 1/16 of an inch and exhibits excellent resistance to dirt pick up. Solotex is water resistant and has superior adhesion and durability.

Recommended Uses

New or previously painted concrete, masonry, plaster and stucco surfaces.

Colors

White and factory tinted pastel colors

Packaging

Five gallon containers

Finish

Flat with slight angular sheen.
Sheen @ 60° = 5.2 - 5.6%

Surface Preparation

All contaminants that may impair adhesion must be removed (i.e. sacking dust, grade marks, grease and loose scale). It is important that new stucco and concrete be cured prior to starting the project. Check for alkalinity on surface. Washing with mild acid, such as a phosphoric or salicylic acid may be required. All cracks, voids, joints or other imperfections should be repaired using the appropriate Vista Paint patching compounds and caulking sealants.

Primer

New

Concrete, Masonry, Plaster and Stucco:	4600 Uniprime II

Application

Apply two (2) or more coats to achieve proper dry film thickness. Solotex should be applied at full package consistency. Airless application on smooth texture only. Mastic pump required on textured Solotex. Roller application of this product requires multiple coats to achieve proper mil thickness. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Do not apply to surfaces with excessive moisture content or when there is a threat of rain. Clean tools with soap and water.

Drying Time

Touch:	4 hours
Recoat:	8 hours
Fully Cure:	3 weeks

Coverage

50-60 sq. ft. per gallon, depending on surface

Mil Thickness

Wet = 29 - 35 Dry = 15 - 18

Thinning

Use at package consistency. If thinning is required, use water sparingly.

Continued Next Page

Revised 07.14

vista paint

Weather Master 1900

Exterior 100% Acrylic Medium-Build Finish

Architectural Coating - Premium Plus

1900 Weather Master Exterior 100% Acrylic Medium-Build Finish

Description

A premium plus 100% acrylic medium-build finish with elastomeric properties, designed for use on exterior concrete, stucco, plaster, masonry and wood including T-111 siding & other properly prepared vertical surfaces. Exhibits outstanding performance with good elasticity and elongation characteristics. Resists mildew and dirt pick-up with excellent color retention.

Recommended Uses

New or previously painted concrete, Masonry, plaster, stucco, brick and wood.

Colors

White and custom colors to order.
Bases: White, A, D, P (factory-tint)

Packaging

Five gallon containers

Finish

Flat with slight angular sheen, sheen @ 85° = 2.8 – 3.2%

Surface Preparation

All contaminants that may impair adhesion must be removed (i.e. sacking dust, grade marks, grease and loose scale). It is important that new stucco and concrete be cured prior to starting the work. Check for alkalinity on surface. Washing with mild acid, such as a phosphoric (Ked) or salicylic acid may be required. All cracks, voids, joints or other imperfections should be repaired using the appropriate Vista Paint patching compounds and caulking sealants.

Primer

Concrete, Masonry & Stucco (New):	4600 Uniprime II
Wood (New):	4200 Terminator II
	8000 Carefree Prime-ZALL (for problem surfaces)

Application

Brush, roll or spray. Ambient and surface temperatures must be above 55°F and relative humidity below 80%. Clean tools and equipment with soap and water.

Drying Time

Touch:	2 hours
Recoat:	8 hours

Drying Time

75 – 150 square feet per gallon, depending on surface porosity.

Mil Thickness

Wet = 14.0 - 18.6 Dry = 6 - 8

Thinning

Use at package consistency. If thinning is required, use water sparingly.

Composition

Titanium Dioxide	12.7%
Extenders	30.1%
TOTAL PIGMENT	**42.8%**
Acrylic Resin	22%
Additives	5.8%
Water	29.4%
TOTAL VEHICLE	**57.2%**

Weights & Measurements +/-3.0%

Solids by Volume:	47.4%
Solids by Weight:	64.1%
VOC:	45 g/l
Weight Per Gal:	11.9 lbs.
Viscosity:	110 - 116 KU

Room Temperature Testing

Tensile Strength
ASTM-D2370 @ 75F 650 psi

Elongation
ASTM-D2370 @ 75F 160 %

Water Vapor Permeance
ASTM-1653 @ 75F 7.2 perm

Weather Resistance
After 2,000 hours weather-o-meter (ASTM-D822), no deterioration or chalking.

Certification

SCAQMD - complies with Rule 1113, Architectural Coatings
Green Wise - tested and certified
MPI - #40
Federal Specification - passes TT-C-555B Wind Driven Rain

Revised 07.14

Vista Paint Corporation | 2020 E. Orangethorpe Ave, Fullerton CA 92831
www.vistapaint.com

79 pail (gallon

102.33

ConFlex XL

Smooth Elastomeric High Build Coating A5-400 Series

SHERWIN WILLIAMS.

As of 12/01/2012, Complies with:			
OTC	Yes	LEED® 09CI	N/A
SCAQMD	Yes	LEED® 09NC	N/A
CARB	Yes	LEED® 09CS	N/A
CARB SCM 2007	Yes	LEED® H	N/A
MPI #	40, 113	NGBS	N/A

CHARACTERISTICS

ConFlex XL High Build Coating is an elastomeric coating that provides excellent flexibility, durability, and weather resistance. This product will protect against wind-driven rain when used on tilt-up, precast, or poured-in-place concrete, CMU, brick, and stucco.
This may be applied to a surface with a pH of 6 to 12.

Color: Most colors
To optimize hide and color development, always use the recommended P-Shade primer
Two coat system, brush, roller, or spray applied, coverage per coat:
100-125 sq ft/gal
13.0-16.0 mils wet; 6.0-7.5 mils dry
1 coat system, spray applied, coverage per coat: 50-60 sq ft/gal
27.0-32.0 mils wet; 13.0-15.0 mils dry
Can be applied up to 40 mils wet.
Coverage will vary with the substrate and the texture.
Drying Time, @ 77°F, 50% RH:
Touch: 4 hours
Recoat: 24 hours
Drying and recoat times are temperature, humidity, and film thickness dependent
Flash Point: N/A
Finish: 0-10 units @ 85°
Tinting with CCE:

Base	oz/gal	Strength
Extra White	0-5	100%
Deep Base	4-12	100%
Ultradeep	4-12	100%

Vehicle Type: 100% Acrylic
A05W00451
VOC (less exempt solvents):
<50 g/L; <0.42 lb/gal
As per 40 CFR 59.406 and SOR/2009-264, s.12
Volume Solids: 48 ± 2%
Weight Solids: 63 ± 2%
Weight per Gallon: 11.5 lb

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

PHYSICAL PROPERTIES

Wind-Driven Rain Test ..... Passes
ASTM D6904-03
1 ct Loxon Primer at 3.2 mils dft
2 cts ConFlex XL at 6.0-7.5 mils dft/ct
Water Vapor Permeance ..... 13.4 perms
Based on ASTM D1653
1 ct ConFlex XL at 9.4 mils dft,
14 day cure @ 77°F & 50% RH
Elongation 350%
ASTM D2370
1 ct ConFlex XL at 9.4 mils dft,
14 day cure @ 77°F & 50% RH
Tensile Strength ..... 350 psi
ASTM D2370
1 ct ConFlex XL at 9.4 mils dft,
14 day cure @ 77°F & 50% RH
Freeze - Thaw Resistance ..... Passes
Based on ASTM D2243
Low Temperature Flexibility ..... Passes
ASTM D522 - Method B @ 10°F

SPECIFICATIONS

A total dry film thickness of 12 - 15 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.
Concrete, Stucco, Brick
1 ct. Loxon Concrete & Masonry Primer
1-2 cts ConFlex XL High Build Coating
CMU, Split-face Block
1 ct. Loxon Block Surfacer
2 cts ConFlex XL High Build Coating
(2 coats recommended due to the typical porosity of these surfaces)
Previously Coated
After power washing, apply 1 coat of Loxon Conditioner to tie any chalk to the surface.

The substrate and its condition will determine the application procedure. To minimize pinholes:
- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer.
Concrete, Stucco
Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalk, form release agents, moisture curing membranes, etc. Remove all mildew. Allow the surface to dry thoroughly. Concrete and mortar must be cured at least 7 days at 75°F. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant.
Masonry surfaces must be dry, 15% or less of water, and within a pH range of 6 to 12. If the pH is above 12, prime the surface first with Loxon Primer or Loxon Surfacer.

continued on back

SHERWIN WILLIAMS.

102.33

CONFLEX XL

Smooth Elastomeric High Build Coating A5-400 Series

SURFACE PREPARATION

Sealing and Patching—After cleaning the surface thoroughly, prime any bare surface with Loxon Acrylic Primer, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance consider:

- Use caution when preparing the substrate to create a uniform surface.
- Patch cracks, crevices, and openings with an elastomeric patch or sealant
- Stripe coat all inside and outside corners and edges with 1 coat of ConFlex XL High Build Coating Smooth.

To repair openings and cracks:

No greater than 1/32" wide:

Apply one coat of Loxon Acrylic Primer and follow with 1 or 2 coats of ConFlex XL High Build Coating.

From 1/32" up to 1/16" wide:

Bridge over voids and small cracks up to 1/16" wide with an elastomeric patch or sealant. The product must be feathered to zero at the edges using a brush, knife, or trowel, to prevent the repaired area from telegraphing through the subsequent finishes. Do not apply more than 1/4" in depth in one application.

From 1/16" to 3/8" wide:

Cracks and voids between 1/16" and 3/8" wide should be opened to a sound surface. Flush out the opening to remove all dust. If dust is still evident, seal the surface with Loxon Conditioner to bind the dust to the surface.

Fill the opening with an elastomeric patch or sealant; provide a small crest over the opening to allow for shrinkage. The product must be feathered to zero at the edges using a brush, knife, or trowel, to prevent the repaired area from telegraphing through the subsequent finishes. Do not apply more than 1/4" in depth in one application. Allow this to cure 24 hours.

SURFACE PREPARATION

The depth of the opening should be 1/2 the width of the joint, with a maximum depth of 1/2". In deep openings, the depth of the Sealant should be controlled with a closed cell, "non-gassing" type backer rod. The backer rod should be about 1/8" wider than the opening. Do not apply more than 1/4" in depth in one application. If the opening is 1/4" or greater, for maximum performance, prevent 3 point adhesion with backer rods or bond breaker tape. Three point adhesion problems occur in cracks when the sealant adheres to the walls and the bottom of a crack, and a significant amount of flexibility is lost. Two point adhesion - wall to wall in a crack - using backer rods or bond breaker tape offers the maximum flexibility and performance.

APPLICATION

Apply at temperatures between 50°F and 100°F. Do not reduce.

Brush - Use a nylon/polyester brush. Avoid over-brushing which causes air bubbles.

Roller - Use a ½" to 1½" nap synthetic roller cover. Avoid rapid rolling which causes bubbling.

Spray—Airless

Pressure, minimum ..... 2300 psi

Tip, minimum..... .021"

CLEANUP INFORMATION

Clean spills and spatters immediately with soap and warm water. Clean hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with mineral spirits to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using mineral spirits.

CAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use on overhead horizontal surfaces (under sides of balconies, soffits, etc.)

Not for use below grade. Will not withstand hydrostatic pressure.

CAUTION contains CRYSTALLINE SILICA, ZINC. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE. Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.

HOTW 03/25/2013 A05W00451 21 45

22.00/Gallon (H)

Mirro Glide™

Interior/Exterior 100% Acrylic Semi-Gloss Enamel **124**

Frazee Paint

DESCRIPTION & INTENDED USE

Mirro Glide Semi-Gloss is a premium quality 100% acrylic semi-gloss paint formulated to provide beauty and durability when applied to a variety of interior and exterior surfaces. It provides all the advantages of fast dry and easy cleanup. It can be applied to properly prepared and primed, new or previously painted drywall, wood, masonry, and metal surfaces.

FEATURES

- Excellent durability
- Great hide and coverage
- Easy application
- Quick drying & recoat
- Easy water & soap cleanup

SYSTEM RECOMMENDATIONS

DRYWALL / PLASTER
1 coat: Latex Primer/Sealer
2 coats: 124 Mirro Glide Semi-Gloss

CMU (Concrete Block / Cinder Block)
1 coat: 100% Acrylic Block Filler
2 coats: 124 Mirro Glide Semi-Gloss

MASONRY
1 coat: Concrete & Masonry Primer/Sealer
2 coats: 124 Mirro Glide Semi-Gloss

WOOD, PLYWOOD, COMPOSITION BOARD
1 coat: Int/Ext 100% Acrylic Wood Primer
2 coats: 124 Mirro Glide Semi-Gloss

ALUMINUM, GALVANIZED & STEEL
1 coat: Universal Water Base Metal Primer
2 coats: 124 Mirro Glide Semi-Gloss

PRODUCT SPECIFICATIONS

Resin Type	100% Acrylic
Finish	Semi-Gloss: 55-65 @ 60°
White 1240001	
VOC (less exempt solvents): As per 40 CFR 59.406 and SOR/2009-264, s.12	<50 g/L (0.42 lb/gal)
Solids	
by Weight	47% ± 2%
by Volume	36% ± 2%
Coverage	300-400 sq. ft./gallon

NOTE: Coverage may vary depending on application method, surface texture, porosity and color.

Drying Time @ 77°F (25°C) & 50% RH

to Touch	1 hour
to Recoat	4 hours

NOTE: Drying times listed may vary depending on temperature, humidity, film build, color, and air movement.

Weight Per Gallon	10.00 lb
Wet Film Thickness (WFT)	4.0 mils
Dry Film Thickness (DFT)	1.4 mils
Tint Bases	White, Medium, Deep, Accent & Neutral

CONFORMANCE (as of 10/24/2014)

OTC	*Yes*	**LEED® 2009 NC**	*Yes*
CARB	*Yes*	**LEED® 2009 CI**	*Yes*
CARB SCM2007	*Yes*	**LEED® 2009 CS**	*Yes*
SCAQMD	*Yes*	**NGBS**	*Yes*
CALGreen Code	*Yes*		

APPLICATION

- Use a nylon/polyester brush.
- Use a 1/4" to 1/2" nap roller cover, depending on surface texture.
- Use a tip size from .015" to .019".
- Stir thoroughly before and during use.
- Do not apply when surface or air temperature is below 50°F (10°C).
- Apply coating evenly while maintaining a wet edge to prevent lapping.

continued on back

Mirro Glide™

Interior/Exterior 100% Acrylic Semi-Gloss Enamel 124

Frazee Paint

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

General Surface Preparation: All surfaces must be clean, dry, sound, and free from contaminants such as loose and peeling paint, dirt, dust, grease, oil, wax, concrete curing agents and bond breakers, efflorescence, rust, and chalk. Mold and mildew must be treated and any residues removed. Dull any glossy surfaces, repair damaged areas with appropriate patching material, and allow to dry. Prime all new surfaces and repaired areas with an appropriate primer.

Substrate Specific:

Drywall

Fill cracks and holes with patching paste/ spackle and sand smooth. Joint compounds must be cured and sanded smooth. Remove all sanding dust.

Plaster

Bare plaster must be cured and hard. Textured, soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with clear water and allow to dry.

Masonry, Concrete, Block

All new surfaces must be cured according to the supplier's recommendations usually about 30 days. Moisture content must be 15% or lower and the pH between 6 and 9. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with an alkali resistant primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant.

Wood, Plywood, Composition Board

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Two coats of stain-blocking wood primer may be necessary on lumber subject to tannin bleed, such as, redwood and cedar.

Aluminum, Galvanized & Steel

Wash to remove any oil, grease, or other surface contamination. All corrosion rust and mill scale must be removed with sandpaper, or other abrading methods. Bare steel must be primed the same day as cleaned.

THINNING & CLEANUP

This product is designed to be used at package consistency. However, if thinning is desired due to specific conditions, thin with clean water not to exceed ½ pint per gallon of paint. Clean tools, equipment, and work area with warm, soapy water.

STORAGE & DISPOSAL

Protect during storage from freezing and temperatures above 95°F. Consult your local city or environmental regulatory agency for guidance on disposal options. Do not pour down a drain or storm sewer.

LIMITATIONS

Do not use on floors. Wait after 30 days or when paint has fully cured before cleaning the surface with non-abrasive, mild detergent solution and cellulose sponge. High humidity and/or cooler temperatures will prolong dry time of this product. Do not expose to moisture or extreme temperature change for at least 48 hours after painting. Avoid frost, fog and damp conditions.

CAUTIONS

CAUTIONS

Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN

HOTW	10/24/2014	1240001	04 45

WARRANTY

LIMITED WARRANTY: If this product, when applied according to product application instructions to either (1) a properly prepared interior surface, which fails to perform in accordance with applicable product literature; or (2) to a properly prepared exterior surface, which peels or blisters, then Frazee Paint shall, upon presentation of proof of purchase to the store where the product was purchased, either replace an equivalent quantity of product or refund the original purchase price. This warranty shall not apply to any defect or damage resulting from improper surface preparation, structural defects, failure of a previous paint or improper application of the product. This is your sole remedy under this warranty. **THIS WARRANTY EXCLUDES (1) LABOR OR COSTS ASSOCIATED WITH LABOR FOR THE APPLICATION OR REMOVAL OF ANY PRODUCT, AND (2) ANY INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES.** Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may have other rights, which vary from State to State. frazeepaint.com / 1-855-862-6639

10/2014 *(08/2013)*