

# BestSeal Membrane

Modified bitumen water-based waterproof, cold-applied, one component

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**Description:** BestSeal Membrane is an anionic modified bitumen resin waterproofing compound, water-based, cold-applied. The finished product creates a continuous, jointless, waterproof membrane with high adhesion to most material surfaces.

**Recommended uses:** BestSeal Membrane uses waterproofing for items such as:

- Underground waterproof for concrete and plastered surfaces.
- Flat roof floor with surface protection mortar.
- Balcony, basement, retaining wall.

**Advantages:**

- One component, easy to apply by brush, roller, or nozzle, saves cost.
- High elongation at break.
- Good adhesion strength and ability to fill cracks.
- Can be applied to old parts and new parts of building construction.
- Solvent-free, odorless, and environmentally friendly.

## PRODUCT INFORMATION:

**Supplies form:** Thickened liquid, brown in wet state/ black in dry state.

**Density:** ~ 1.00 kg/liter.

**Solid content:** 55 ÷ 63%.

**Consumption:**

- Primer: ~ 0.2 ÷ 0.3 kg/m<sup>2</sup>/layer.
- Coating: ~ 0.6kg/m<sup>2</sup>/layer.

**Packaging:** 4; 18 kg/pail.

**Storage condition:** Storage in a cool, dry place, environment at temperatures between 5°C ÷ 30°C, and avoid exposure to sunlight, and ultraviolet.

**Shelf life:** 12 months from production date (when stored properly in original unopened containers)

## TECHNICAL PROPERTIES:

**Curing time:** Tack-free time: ~ 1 hour depending on conditions and environment.  
Completely dry: ~4 hours (with wet thickness 0.6mm at 30°C, relative humidity is 80%, and ventilation)

**Bonding strength:** ≥ 0.5 MPa (ASTM D7234-12).

**Elongation percentage at break:** ~ 300 % (ASTM D412-16).

**Fire resistance:** Wet film: Non-flammable  
Dry film: Does not spread the fire source

**GUIDE TO APPLICATION:**

**Substrate preparation:** The surface must be completely removed from dirt, mud, grease, moss, and mold. All defects, cracks must be repaired properly. The application surface can be dry or wet but do not allow water to pool on the surface.

**Priming:** Mix well BestSeal Membrane with 20 ÷ 25% clean water (by weight). The primer can be applied by brush, roller, or sprayer. Apply the next layer after the primer is completely dry. In the case of porous and highly permeable substrates, water must be saturated before application but must not stagnate.

**Application:**

- Stir the product well before application.
- Apply BestSeal Membrane by brush, roller, or sprayer to the entire prepared surface as described above at a rate of ~0.6 kg/m<sup>2</sup>/layer.
- When applying to the surface of the outer wall of the underground structure, ensure that the entire surface area to be waterproofed is covered with an even thick layer and is free from pinholes, and air bubbles and allow to dry completely before backfilling.
- For optimal waterproofing, apply 2 to 3 layers. Wait for the previous layer to dry completely before applying the next layer in a perpendicular or diagonal direction.

**Cautions:**

- Do not use BestSeal Membrane as a waterproofing layer subject to direct under traffic. If have it must be covered with a cement-sand plaster with BestLatex R114 or BestLatex R126.
- Do not dilute with any other ingredients except clean water.
- BestSeal Membrane membrane is not UV resistant, so exposed surfaces such as flat roofs need to be protected with UV reflector paint or protective plaster immediately after application.
- Use up the product after opening the container.
- BestSeal Membrane's waterproofing is effective only when the waterproofing membrane has been completely dry.

**Cleaning:** Clean all equipment and tools with clean water immediately after use or solvent when the products have dried.

**Safety:** The product does not contain solvents and does not cause fire or explosion. PPEs should be worn when using the product. Avoid contact with skin and eyes. In case of splashing into the eyes, nose, and mouth, wash immediately with clean water several times before going to the nearest medical facility for timely and proper treatment.

**Disclaimer:** *The technical information and applications in documents of BESTMIX are based on BESTMIX's current knowledge and practical experience. The information here only describes the general nature of the product, so users should test the product for each purpose. BESTMIX has the right to change the features of our product, users must always refer to the latest technology product.*

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