



TECHNICAL DATA SHEET.

1. IDENTIFICATION OF PRODUCT AND COMPANY

- 1.1 Product name : BEST-O-SEAL
Water based sealer / encapsulant for asbestos etc.
- 1.2 Company: D. Adam & Associates / ACTEL Coatings
Clarendon, 17 High Cross Avenue,
Melrose TD6 9SQ Scotland, U.K.
Tel: +44 (0) 189682697 Mob 07880 805478
E: dougadam@globalnet.co.uk
www.enviroguard-anti-graffiti.co.uk

2. TECHNICAL DATA

- 2.1 STORAGE: Water based product, protect from freezing.
- 2.2 APPLICATION: Apply one or two coats by spray, stiff brush or roller to seal porous surfaces, provide a vapour barrier or bind and encapsulate friable asbestos.
- 2.3 OVERCOATING: 8 hours if overcoating with a water based product, allow up to 24 hours if overcoating with solvent based materials. Best-O-Seal discolours in U.V. light and should be overcoated if a decorative finish is required.
- 2.4 DRYING TIME: 2 to 4 hours, very dependent on the drying conditions.
- 2.5 COVERAGE: Theoretical - up to 12 sq. Metres per litre.
Practical - 4-10 sq. Metres per litre.
- 2.6 PACK SIZE: 25 litre or 200 litre drums.
- 2.7 DRY FILM: 25 microns when applied at 50 microns wet film thickness
- 2.8 FLASH POINT: None.
- 2.9 VISCOSITY: 30 seconds Ford 4 Cup at 20°C
- 2.10 TOXICITY: Non toxic and inert dry film

3. PREPARATION

- 3.1 Best-O-Seal is supplied ready to use. Stir well before use. First coat may be thinned with 5% clean water. Subsequent coats should be applied without thinning.
- 3.2 Surfaces should be clean and free from mould, surface dirt, dust and grease.
- 3.3 Porous and friable asbestos surfaces, should be damped down with a fine water spray mist before application to prevent disturbance of loose fibres. Best-O-Seal can then be applied to the damped down surface although initial drying will be slower.

4. APPLICATION

- 4.1 Best-O-Seal should be stored at room temperature (20°C/68°F) for 24 hours before use. Do not allow to freeze.
- 4.2 Apply Best-O-Seal when the air and surface temperatures are between 5°C and 30°C and the relative humidity between 40-90%.
- 4.3 Two coats applied by brush is the preferred specification. A third coat may be necessary on more porous surfaces. Best-O-Seal can be spray applied to larger areas.
- 4.4 Best-O-Seal in the wet state is off white in colour. It dries clear with a tendency to discolour where exposed to daylight.
- 4.5 Best-O-Seal will normally be touch dry within 30 to 60 minutes hours depending on temperature and humidity. Cooler temperatures delay curing. Allow up to 8 hours before overcoating with water based products and up to 24 hours with solvent based topcoats.
- 4.6 Wash brushes and equipment with water immediately after use. Clean spray lines before Best-O-Seal dries. Once dry, Best-O-Seal is difficult to remove. Use an aromatic solvent to soften dry brushes or free clogged lines.

5. HEALTH AND SAFETY

- 5.1 These products are considered to be non hazardous. However, please ensure that operators read and understand the health and safety data sheet before using these materials.
- 5.2 Asbestos removal or encapsulation is a specialist process and should be undertaken only by experienced trained operatives familiar with the relevant Health & Safety and Local Authority regulations.

Revised May 2010