

**Guardian Seal Roof Topcoat  
Technical Data Sheet  
Version 1.0**

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## 1. Product Description

Guardian Seal Roof Topcoat is a **water-reducible acrylic roof coating** designed to provide a durable, weather-resistant protective finish on prepared roofing substrates. The formulation produces a flexible and protective coating layer that helps improve the appearance and long-term performance of roof surfaces.

Once applied and cured, the coating forms a **continuous acrylic film** that protects the roof from environmental exposure, moisture ingress, and surface degradation while maintaining good colour retention and coating durability.

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## 2. Recommended Use

- Concrete roof tiles
  - Terracotta roof tiles
  - Weathered metal roofing surfaces
  - Roof restoration and recoating systems
  - Prepared roof substrates requiring a durable protective finish
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## 3. Key Features and Benefits

- Durable acrylic roof coating
  - Water-based formulation
  - Excellent adhesion to prepared roof surfaces
  - Flexible coating film to accommodate substrate movement
  - Weather-resistant protective finish
  - Available in a range of colours
  - Low VOC formulation
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## 4. Safety and Handling

Read all container labels before use and follow **standard safety procedures**.

Refer to the **Safety Data Sheet (SDS)** for detailed instructions regarding:

- Personal protective equipment
- Ventilation requirements
- Spill response procedures
- Safe handling and disposal

Avoid contact with **eyes and skin** and prevent release into **drains or waterways**.

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## 5. Product Information

**Resin Type:** Acrylic polymer dispersion

**Solvent:** Water

**Appearance:** Coloured acrylic dispersion

**Odor:** Mild acrylic / polymer odor

**pH:** 8 – 10

**Relative Density:** 1.30 – 1.50

**Viscosity:** 1500 – 2000 cSt

**Flash Point:** >100 °C (water based)

**Boiling Point:** ~100 °C

**Solubility:** Miscible when wet, insoluble when dry

**VOC Content:** <60 g/L

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## 6. Surface Preparation

All surfaces must be **clean, dry, and structurally sound** before application.

Recommended preparation includes:

- Remove **loose or flaking coatings**
- Remove **dust, dirt, oil, grease, and contaminants**
- Pressure wash roof surfaces where necessary
- Treat **mould, algae, or biological growth** prior to coating
- Repair damaged areas and allow surfaces to **dry thoroughly**

Proper surface preparation is essential to achieve **optimal coating adhesion and performance**.

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- **Excellent adhesion to prepared roof substrates**
- **Improves roof appearance and protection**

#### **Limitations**

- **For exterior use only**
  - Do not apply to **contaminated or unstable substrates**
  - Do not apply during **rain or freezing conditions**
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## **11. Storage and Shelf Life**

Store in the **original sealed container** in a **cool, dry, well-ventilated area**.

#### **Storage conditions**

- **Temperature range: 5 °C – 35 °C**
- **Protect from freezing**
- Keep containers **tightly closed when not in use**

**Shelf life: 24 months when stored correctly**

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## **12. Environmental Information**

- **Very toxic to aquatic life with long lasting effects**
  - Prevent release into **drains, waterways, or soil**
  - Dispose of product and containers in accordance with **local regulations**
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## **13. Disclaimer**

The information provided in this **Technical Data Sheet** is based on current technical knowledge and experience. It is offered as guidance only and does not constitute a guarantee of product performance in all situations. Users must determine the suitability of the product for their **specific application conditions**.