



Water Tight Technologies, LLC
 P.O. Box 899
 Payson, AZ 85547
 www.britenez.com

Product Data Sheet

BRITE-n-EZ™ Plus Coating For EPDM and other numerous Roof Surfaces

Description:

BRITE-n-EZ™ Plus Coating is a quality 100% acrylic water-based elastomeric coating for reflectivity or roof restoration. It is applied in one or more coats, depending upon the specification requirements.

Plus Coating is a high solids coating that can be used for waterproofing as well as a reflective coating. Prior to applying this product, the roof surface must first be primed with a *BRITE-n-EZ™* primer, such as *Coating Primer* (for EPDM membrane), *Stain Blocker* (for asphalt based surfaces) or *Rust Converter/Inhibitors* (for metal roofs).

Physical Properties:

PROPERTY	TEST METHOD (ASTM)	PHYSICAL PROPERTIES
Color	N/A	Std color is white
Hazardous Components	N/A	< 9%
Solids Content	D1353	70% +/- 2%
Reflectance	Federal Test Std. #141A	90% (white)
Flash Point	D93	>302° F
Tensile Strength	D2370	@73° F – 478 psi @ 0° F – 205 psi
Elongation	D2370	@73° F – 282% @ 0° F – 104%
Wet Adhesion	C 794 / D 903	7.31 pli
Dry Peel Adhesion (foam, steel, plywood)	D 413	> 12
Tear Resistance	D 624	73 lbf / in
Ultraviolet Exposure – 1000 hrs of Xenon Arc	D 4798	No cracking, checking or loss of flexibility
Water Swelling % (mass)	D471	3.43%
Fungus Resistance	G 21	Zero Growth
Emissivity	N/A	0.90
Low Temp. Flexibility	D 522	Pass (-26°C)
Permeance	D1653	5 perms
Weather-o-meter	26	No deterioration
Salt Spray Test	B117	No chalking, flaking, pinholes or deterioration
Weight	D1475	11 lbs/gal +/- 0.5 lbs

Application Instructions – EPDM membrane:

1. The roofing surface must be clean, dry, smooth, and free of any foreign materials, grease, oil or dirt.
2. Starting at the highest point on the roof, power wash the EPDM membrane using a mild detergent additive in the spray attachment. Once the membrane is COMPLETELY DRY, repair seams and flashings using *BRITE-n-EZ™ Acrylic Latex Flashing Compound*.
3. After all repairs are complete, apply *BRITE-n-EZ™ Coating Primer* using a solvent resistant paint roller at rate not to exceed 250 sq ft per gallon. Allow the primer to dry completely. Drying time is very short on sunny days and longer when cloudy or cool.
4. Primer is tacky and will stick to shoes therefore do not walk on the primer prior to applying Coating. Primer should be applied in strips, 4' wide by length of roof and then Coating applied to each strip to prevent walking on the primer.
5. Within 4 hours of when the EPDM roof surface is primed, apply *BRITE-n-EZ™ Plus Coating*. **Do not prime more of the EPDM surface than can be coated the same day. If the primer gets wet before it is coated.** Let the roof dry and reapply the primer before coating
6. Coating is supplied ready to use – do not thin. Stir the material slowly to ensure uniformity. **DO NOT MIX AT HIGH SPEEDS.**
7. Apply coating at a rate of 100 sq. ft. per gallon with a paint roller. Apply an even coat in one direction. *BRITE-n-EZ™* may also be spray applied. **Note – do not apply when EPDM surface temperature is lower than 40° F or higher than 120° F or when rain is expected within the next 48 hours.**
8. After the first coat has fully cured, usually 24 – 48 hours, apply a second coat at a rate of 100 sq ft per gallon. Use cross hatch method of rolling in a cross direction from the first coat applied.
9. When applied with 2 coats at 100 sq. ft. per gallon, the theoretical wet thickness is 15 mils and the dry film thickness is 7 mils.
10. See more detailed instructions at www.britenez.com.

Application Instructions for an Asphalt Roof:

1. The roofing surface must be clean, dry, smooth and free of any foreign materials, grease, oil or dirt.
2. Repair seams, splits in membrane and flashings using *BRITE-n-EZ™ Acrylic Latex Flashing Compound* and *BRITE-n-EZ™ Reinforced Flashing Fabric* using the recommended three course method following application instructions found on the label or that products data sheet.



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3. On smooth surface asphalt, spray or roller apply BRITE-n-EZ™ Stain Blocker. This product is a single component water-based coating formulated to act as a stain blocker and primer over asphaltic residues and solvent based asphalt coatings. Stain Blocker may not be required on granular surface modified surfaces but for added assurance of no staining it is recommended.
4. Spray or roller apply BRITE-n-EZ™ Plus at a rate of one gallon per square. This coverage rate equates to 10 mils of elastomeric membrane when dry. Membrane will dry to the touch in 2 hours but should not be recoated until the membrane reaches full cure which is usually 24 to 48 hours.
5. Multiple coats (three to four) are required for roof restorations projects. It is always recommended that when roller applying, subsequent coats should be rolled on in the opposite direction from the last to smooth and lessen roller

Application Instructions for a Metal Roof:

1. The roofing surface must be clean, dry, smooth and free of any foreign materials, grease, oil, dirt or rust.
2. Severely rusted metal panels must be replaced.
3. Apply a small amount of BRITE-n-EZ™ Acrylic Latex Flashing Compound to all fasteners. All overlapping end to end metal joints should be sealed with BRITE-n-EZ™ Acrylic Latex Flashing Compound and BRITE-n-EZ™ Reinforced Flashing Fabric using the recommended three course method following application instructions found on the label or that products data sheet. All flashing details should be repaired using BRITE-n-EZ™ Acrylic Latex Flashing Compound and BRITE-n-EZ™ Reinforced Flashing Fabric
4. Areas of moderate rust should be wire brushed and a coat of BRITE-n-EZ™ Rust Converter applied.
5. Apply a coat of BRITE-n-EZ™ Water Based Rust Inhibitor to the metal roof (see product data sheet for application instructions).
6. Spray BRITE-n-EZ™ Plus at a rate of one gallon per square to the entire roof surface. This coverage rate equates to 10 mils of elastomeric membrane. Membrane will dry to the touch in 2 hours but should not be recoated until the membrane reaches full cure which is usually 24 to 48 hours.
7. Multiple coats (three to four) are required for roof restoration projects, keeping in mind each coat adds an additional 10 mils to the total membrane thickness.

Application Precautions:

Product should be applied when substrate temperature is greater than 40°F and less than 120° F. Do not apply if temperature is forecast to be below 40° F within the next 48 hours. If BRITE-n-EZ™ Coating does freeze, do not use and replace with new material.

Reflectivity is reduced when a roof becomes soiled. Periodic cleaning is recommended. Recoat problem areas as needed.

Product Data:

Available Sizes: 5 gallon

Colors: May also be ordered in grey to serve as the base coat and to assist the applicator in distinguishing between the first and second coats.

Coverage: When applied at a rate of 1 gallon / 100 sq feet, the theoretical wet film thickness should be 16 mils and the theoretical dry film thickness should be 10 mils.

Cure Times: When applied at 16 wet mils coating thickness and at conditions of 75° F and 50% humidity, *Plus Coating* will dry to the touch in 2 hours, but should not be recoated until it has reached full cure – usually 24 – 48 hours. Colder weather and/or higher humidity will retard curing.

Storage: Store in cool, dry well ventilated facility. Keep containers closed when not in use. **Keep from freezing.**

Shelf Life: Shelf life of 12 months can be expected when stored at temperatures between 40° and 80° F in original unopened carton. **Rotate stock.**

Precautionary Data:

- **This material should not be allowed to freeze.** If the product looks like cottage cheese when opened it should not be used.
- Use with adequate ventilation. Avoid prolonged breathing of vapors or repeated contact with skin.
- Keep out of reach of children.
- Do not dilute or contaminate this material.
- Not recommended for installations where ponding of water is likely to occur for longer than 48 hours.
- Do not apply when weather conditions will not permit drying, i.e. high relative humidity (>90%), just before rain, dew, freezing temperatures or sunset.
- **Coating thickness determines service life;** however, two normal coats are better than one excessively thick coat.

Each roof application has unique requirements and may require a specific system configuration and application. This product is manufactured to our product specification and our only obligation shall be to replace such product if proven to be defective. Water Tight Technologies, LLC (WTT) does not assume responsibility for any defects in application of this product, or any deficiencies in any roof or substrates on which this product is applied, nor shall WTT be responsible or liable for injury, loss, or damage of any kind or character, direct or consequential, arising from the application, use or inability to use this product.