

Premium 100%  
Acrylic Titanium Base  
**Flex-Koat 204**  
Technical Data Sheet

*New & Crack Bridging Concrete Coating  
Elastomeric Coating & Sealant*

### Product Data:

**Vehicle:** Acrylic Resin

**Solvent:** Water

**Flash Point:** None

**Drying Time:** 1 hour to touch  
(77° F & 50% relative humidity)  
4 hours to re-coat

**Percent Volatile by Volume:** 58-60%

**Weight by Gallon:** 11.39 lbs

**Solids - Weight:** 56-58%

**Solids - Volume:** 40-42%

**Colors:** Standard White  
and Custom Colors

**V.O.C.:** 0.72 lbs/gal  
86 g/L

**Environmentally Friendly**

**Keep Out of Reach of Children**

**Product Description:** *Flex-Koat 204 Masonry Coating and Sealant* is a high-build, high solids, water-based, elastomeric coating and sealant made from premium 100% acrylic resin. This extremely durable sealant is specifically designed for use on a variety of masonry surfaces. Premium Acrylic Resins are tough and flexible; millions of thin, plate-like mica particles are added to resist cracking and improve film strength. *Flex-Koat 204* is manufactured with mildew-resistant agents and is highly resistant to the sun's ultraviolet rays. *Flex-Koat 204* is a permanently flexible, breathable membrane, allowing moisture from the substrate or building interior to escape while remaining impervious to water penetration from the exterior.

**Typical Uses:** *Flex-Koat 204 Masonry Coating and Sealant* is engineered and developed to perform under severe industrial, commercial, institutional, residential and agricultural applications. Use on any cured masonry such as concrete block, cinder block, EIFS, brick, pre-cast concrete and stucco.

**Surface Preparation:** Surface must be dry, clean and free of dirt, grease and mildew. Avoid using cleaners with built-in wax or silicone additives as this may affect coating bond. Remove any trace of mildew by washing with a solution that kills mildew spores. Remove old coating and/or residue that is loose or peeling by scraping, sanding, wire brushing or pressure washing. Make any necessary repairs or replacements to damaged materials. If substrate indicates chalk, a thorough rinse is necessary. If chalking remains, apply *Mastic Primer 101* as a base coat. Cracks must be repaired prior to coating. Treatment of cracks is required to obtain 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, (see *Weatherseal SA 27 Caulk*). **Stucco should be cured a minimum of 30 days before application of Flex-Koat 204. Flex-Koat 204 can normally be applied, without thinning, directly over quality, fully-cured stucco. Flex-Koat 204 can be applied in 7 days to new stucco or masonry if you first apply a base coat of Mastic Primer 101.** Note: Before applying *Flex-Koat 204*, be sure that the stucco is in sound condition and adhering to the substrate. DO NOT APPLY *Flex-Koat 204* to badly cracked, chipped or flaking stucco. Repair before coating.

**Application:** This product is designed as a high-build exterior finish. Maximum adhesion and durability is achieved only when the surface is clean, dry and properly prepared. For optimum water-resistance and crack-bridging, two coats are recommended at 100 to 130 sq. ft. per gallon (wet film per coat should be 12 to 16 mils). Apply **first coat** with a roller (1¼" – 1½" Nap) or spray equipment (Airless Sprayer – flow output ½ gpm, minimum pressure 2000 psi, tip size 0.023 to 0.027; backrolling with a wet roller will minimize pin holing. Apply **second coat**. If applying by roller, maintain a continuous wet edge, with final pass completed in a downward direction. A continuous film should be applied, making sure all surfaces are uniformly coated and free from voids, pinholes and blisters to insure a uniform appearance and texture. Material requirements will increase with coarse or highly weathered surfaces. Drying time is retarded by very high humidity. Do not apply at temperatures below 50°F. Coating should have ample time to surface dry before evening dew sets or material is rained upon. **Note: All bare and unpainted finishes require a primer coat, see Mastic Primer 101.**

**Equipment Clean Up:** Clean brushes, rollers, spray and other equipment immediately after use with hot soapy water.



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