



BAYSEAL

BAYBLOCK

Acrylic Elastomeric Coating

BayBlock Coating is a single component, plasticizer-free, water-based, 100% acrylic elastomeric coating. It is designed to create a long lasting, protective membrane that will retain its flexibility, even in the harshest climatic conditions. BayBlock can be applied with a spray brush or roller and has excellent adhesion to most surfaces including galvanized metal, concrete, PVC, Hypalon, EPDM, polyurethane foam and primed smooth and granulated asphaltic surfaces. Check with your BaySeal representative for primer recommendations.

Benefits

- Formulated with specialized pigments and biocides to that provide maximum UV resistance and minimize discoloration from dirt accumulation
- Provides a completely watertight membrane, while still allowing trapped moisture to escape

Colors

- White, Gray, and Tan
- Custom colors are available (additional charge)
- Allow an extra 15 days for custom colors

Physical Properties

Property	Test Method	Result
Tensile Strength	ASTM D-2370	273 ± 20 PSI
Elongation (Break)	ASTM D-2370	233 ± 20%
Tear Resistance	ASTM D-624	95 ± 3 PSI
Reflectivity	ASTM C-1549	86%
Emittance	ASTM C-1371	0.90
Permeability	ASTM D-1653	14 ± 3
SRI	Calculated	107
Viscosity		110 ± 10 KU
Density		12.1 lbs/gal
VOC	EPA Method 24	<50 g/L
Hardness (Shore A)	ASTM D-2240	50-55
Solids Content by Weight	ASTM D-1644	65.4 ± 2%
Solids Content by Volume	ASTM D-1653	55.0 ± 2%
Flashpoint		None
Low Temperature Flexibility (-15°)	½" mandrel, 1000 hrs weathering	Pass
Shelf Life - Unopened Containers		12 Months
Clean Up		Water

Preparing Surfaces

All surfaces to be coated should be dry, free of dust, dirt, oil, loose granules, gravel, peeling coating, and other foreign matter. All wet insulation or foam should be removed and replaced. For optimal results, power wash

all surfaces prior to application with a minimum of 2000 psi. Take all necessary precautions to avoid damaging the roof system. Mildew should be treated with a bleach solution (1 part bleach, 2 parts water) and rinsed thoroughly. Patch and repair cracks or holes with

appropriate sealants or caulking materials. Masonry: Allow fresh masonry to cure for a minimum of 30 days, then prime. Metal: Rusty metal must be cleaned with a wire brush and primed. EPDM: Prime and ensure no primer residue remains. PVC, Hypalon, aged TPO: Prime. Polyurethane foam: Apply directly (must be coated within 24 hours of installation). Granulated Asphalt: Apply a base coat. Smooth Asphalt: Apply a base coat. Other: For other substrates, check with your BaySeal representative.

Application Properties	
Yield (1 gal to 100 sq ft)	8.8 dry mils
Dry Time (75°F)	90 mins at 50% Humidity
Recoat Window	>6 hours
Complete Cure	30 days

Application

BayBlock can be brushed, rolled, or sprayed applied to clean, dry surfaces. If sprayed, the material should be at least 75°F. The previous coat must be completely dry and cured before applying additional coats. If any contamination is present on the cured surface, it must be washed and completely dry before application of subsequent coats.

Equipment	
Brush	Synthetic filament
Roller	1¼" nap roller
Spray	30:1 fluid to air ratio capable pump
	2 ½+ gal/min (continuous)
	Filter screen 30 mesh or larger
Gun	Graco Hydra Mastic or equivalent
Tip	Reversible self-cleaning type
	Orifice size of .027 to .039
	Fan angle of 40° to 50°
Hose	Rated to 2X max pump pressure
	Lengths: 3/8 minimum 6 ft wip, 3/8 min I.D. <75ft, 1/2 min <200ft, 3/4 min >200ft

Coverage Rate: Apply at a rate of 1.5 gallons per 100 sq. ft. (24 wet mils). Surface texture and wind will affect applied mil thickness.

Limitations

Surface must be clean and dry. Application is not recommended on roofs with slopes less than 1/8 in 12, or where ponded water is present. The National Roofing Contractors Association considers ponding water on any roof unacceptable (per the NRCA Roofing and Waterproofing Manual). Do not apply over wet substrates or when inclement weather is imminent. Complete cure of BayBlock requires the complete evaporation of water, cool temperatures and high humidity retard cure. This product is not recommended for use without a vapor barrier in cryogenic tank or cold storage roofing applications.

Environmental & Substrate Conditions

This product cures by water evaporation only. Do not be apply when the ambient temperature is below 50°F or if there is any possibility it could fall below 32°F within 24 hours of application. Application is not recommended if rain or dew is likely to occur before product dries. Late afternoon applications should be avoided in high humidity conditions as overnight dew formation on uncured surface can cause coating wash-off. On marginal days, multiple applications of thin coats can ensure proper drying before rain or overnight freezes.

Health and Safety

This product is for professional use only. Before working with BayBlock Coating you should read and become familiar with all the information on its risks, proper use, and handling, including the SDS and product labels. More resources are available at polyurethane.org and sprayfoam.org.

Technical Assistance: For additional assistance please contact the Technical Services Department of BaySeal Roofing Products at 972-542-0072.

Disclaimer: Technical information as shown in this document is intended to be used as general guidelines only. Please refer to the Safety Data Sheet and product label prior to using this product.

LIMITED WARRANTY INFORMATION: The information herein is to assist customers in determining whether our products are suitable for their applications. Our products are only intended for sale to commercial customers. Customer assumes full responsibility for quality control, testing, and determination of suitability of products for its intended application or use. We warrant that our products will meet our specifications contained herein. We make no other warranty of any kind, either express or implied, by fact or law, including any warranty of merchantability or fitness for a particular purpose. Our total liability and customers' exclusive remedy for all proven claims is replacement of nonconforming product and in no event shall we be liable for any other damages. 2026-08 BayBlock products are available exclusively from Quadrant Performance Materials