



Typical Physical Properties

Appearance	White	Maximum VOC	25 g/l
Application Temperature (Ambient)	35°F (2°C) and rising	Shelf Life (Unopened)	24 Months
Color	Bright White	Solids Content By Volume	91% +/-3
Cure Time	48 Hours	Tack-Free Time	1 to 2 Hours
Elongation At Break	250 Minimum	Tensile Strength	120 Minimum

Description

HENRY TROPI-COOL® 885 100% SILICONE SEAM & REPAIR ROOF SEALANT is a high solids dispersion of 100% silicone. It offers excellent UV resistance and weathering characteristics with no hardening, chalking, crazing, or cracking, and is mold and mildew resistant. It also offers excellent adhesion to a wide variety of building materials.

Features

- Ponding water resistant
- Exceptionally versatile – tough and yet flexible
- Excellent adhesion – vertical and horizontal applications
- Superior UV resistance and weathering characteristics
- No hardening, chalking, crazing, or cracking
- Wide application temperature range from 35°F to 120°F (2°C to 49°C)
- Ready-to-use and easy to apply by brush or trowel

Product Size

1 Gallon

Shelf Life

Unopened, 24 months from date of manufacture when stored in a cool, dry, and shaded location.

Usage

This one-component, moisture-curing, solvent-free sealant can be used on existing asphalt roofs – including Built-Up Roofing (BUR) and Modified Bitumen (MB), aged single-ply roofs, spray polyurethane foam (SPF) roofs, metal roofs, concrete roofs, previously coated roofs, RV, trailer, and mobile home roofs, flashing, fasteners, drains, and more.

Coverage

Approximately 12 square feet per gallon applied 1/8" thick or approximately 6 square feet per gallon applied 1/4" thick.

Application

Clean and allow surface to dry. Surface must be clean and free of all dust, rust, residue, foreign matter, and all contaminants (chalk, grease, wax, etc.) that may cause loss of adhesion. Remove rust and scale from metal by wire brushing. Sweep area thoroughly to remove all dust, dirt, and other foreign matter that would interfere with a good bond. Scrub accumulated residue on low areas with detergent and rinse thoroughly. Surface must be dry and frost-free. Sealant adhesion should be tested on each different substrate prior to use. To test adhesion, apply sealant and allow to cure thoroughly. Then pull one end to test adhesion strength.

Ready to use. Do not mix. Repair cracks, breaks, tears, and holes by applying 1/8" to 1/4" thick with a brush, trowel, or putty knife. Sealant can be applied over old silicone coating or sealant which has cured. Work the sealant into the crack or break and spread it 2" to 4" beyond, feathering the edges. Check to see that no voids have been left in patched areas. If so, apply more sealant and allow to cure before coating. Container is packaged to keep latent moisture from prematurely starting the curing process. After opening the container, try to use it up as soon as possible. Keep container covered and sealed at all times during use, when practical. Sealant is a moisture cure product that will draw water molecules out of the atmosphere to cure. Because of this, sealant left exposed to the atmosphere may form a skin on the surface. If this occurs, simply remove the skin and use the rest. Do not mix. Container should always be kept sealed when not in use. It is tack-free in about 1 to 2 hours and fully cured in about 48 hours (dependent on weather conditions, such as temperature and humidity). Not recommended for application at temperatures below 35°F (2°C) or if rain is expected in less than 1 hour of application.

Clean-up

Clean tools with mineral spirits. Complete before sealant cures. Clean hands with waterless hand cleaner.

Precautions

DO NOT THIN. Provide adequate ventilation. Store product out of the weather in its original, tightly sealed container, or unopened package. Protect product from damage during transit, handling, storage, and installation. Product is designed to be used as supplied. When transporting, make sure the pail is secured and the lid is tight to prevent spills.

Warning

Causes skin irritation. Causes serious eye irritation.

Prevention: Wash thoroughly after handling. Wear protective gloves and eye protection.

Response: IF ON SKIN: Wash with plenty of soap and water. If skin irritation occurs; Get medical advice or attention. Take off contaminated clothing and wash it before reuse. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice or attention.

Storage: Store in a well-ventilated place.

Disposal: Dispose of contents/containers in accordance with local/regional/national/international regulations.

See safety data sheet for further details regarding the safe use of this product.

KEEP OUT OF REACH OF CHILDREN.

FOR EXTERIOR USE ONLY.

PLEASE READ THE ENTIRE LABEL.

WARNING: This product contains chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm.

Limited Product Warranty

We, the manufacturer, warrant only that this product is free of defects, since many factors which affect the results obtained from this product – such as weather, workmanship, equipment utilized, and prior condition of the substrate – are all beyond our control; therefore, Henry Company cannot guarantee results of the application of the product including, but not limited to: appearance, watertightness, and suitability of the substrate. The substrate to be repaired must be structurally sound and have reasonable life expectancy prior to being repaired. We will replace at no charge any product proved to have a material defect during the life of the existing roof, provided it has been applied in accordance with our written directions for uses we recommended as suitable for this product. Proof of purchase must be provided. This warranty is void if the product is coated over, patched, painted, or covered in any way with any product other than this product or approved products. **DISCLAIMER OF WARRANTIES AND LIMITATION OF LIABILITY: THIS LIMITED WARRANTY IS IN LIEU OF ANY OTHER WARRANTIES EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. MANUFACTURER SHALL HAVE NO LIABILITY OF ANY KIND BEYOND PRODUCT REPLACEMENT, INCLUDING FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES RESULTING FROM ANY DEFECTS OR ANY DELAYS CAUSED BY REPLACEMENT OR OTHERWISE. IF PURCHASER DOES NOT ACCEPT THESE TERMS OF HENRY'S LIMITED WARRANTY, PURCHASER MAY RETURN ALL CONTAINERS OR PACKAGES OF PRODUCT PURCHASED FOR A FULL REFUND (PROVIDED THE CONTAINERS OR PACKAGING IS UNOPENED AND LESS SHIPPING CHARGES IF ANY) WITHIN 30 DAYS OF PURCHASE. RETENTION OF PRODUCT BEYOND 30 DAYS FROM PURCHASE, OR USE OF PRODUCT SHALL CONSTITUTE ACCEPTANCE OF HENRY'S LIMITED WARRANTY TERMS, CONDITIONS, AND DISCLAIMERS. THIS LIMITED WARRANTY PROVIDES THE PURCHASER'S EXCLUSIVE REMEDY FOR ANY DEFECT IN THE PRODUCT.** For further details of Henry's product warranty, see our website at www.henry.com/warranty.

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