



SealSkin™ Flash & Seal represents an all-weather, low-modulus barrier system for high performance building enclosures. It serves as liquid flashing, general purpose sealant, and waterproofing adhesive. Developed to exceed industry standards.

Flash & Seal provides air-tight, waterproof solutions for treating panel joints, gaps, rough openings, and critical interfaces at Air & Water Barriers. SealSkin's single-component MS Polymer technology offers strong adhesion while remaining highly flexible under prolonged weathering. Flash & Seal guns and tools smoothly for easy application and optimal surface contact. Applied to dry or damp substrates, Flash & Seal cures under all weather conditions.

Advantages

- Single-component, moisture cure MS Polymer
- Solvent-free, low VOCs, and extremely low odor
- Tack free, non-sagging, non-corrosive
- Retains low-modulus and high flexibility under extreme weathering
- UV stable for continuous exposure
- Weather-resistant for extended water contact with negligible water absorption
- Stable chemistry, does not release plasticizers when exposed to water
- Smooth gunning, trowel grade and highly workable at low temperatures
- Adheres to wood, plywood, OSB, concrete, magnesium oxide, metals, most plastics, glass mat and foil facers, EPS, XPS, polyiso, polyurethane foam, and most non-asphaltic materials

Technical Data

*Cure condition: 80F, 50% RH at 25 mils

PROPERTY	VALUE*	STANDARDS
Service Temperatures	-40°F to +212°F	
Curing Characteristics*	Skin Time: <60 minutes Set Time: <24 hours Maximum Adhesion: 7 days	
Hardness	24 ±5	ASTM D 2240
Tensile Strength	>150 psi	ASTM D412
Elongation at Break	>700%	ASTM D412
Air Permeance	Pass <0.004 cfm/ft ² @1.57 psf	ASTM E2178
Water Vapor Transmission	2.3 Perms (Method A) 4.4 Perms (Method B)	ASTM E96
Water Resistance	>1 year at 21.6 inches	AATCC 127
Nails & Screw Sealability	Initial: Dry/Pass, Thermal Cycling: Dry/Pass	ASTM D1970 per AAMA 711-22
Water Immersion	Pass	ASTM C 794 per AAMA 711-22
Crack Bridging Ability	Pass	ASTM C1305 per AAMA 714-19
Accelerated UV Aging	Pass	ASTM G 154 ASTM C 794 per AAMA 714-19
Elevated Temperature Exposure Level 3=176° F for 7 days	Pass	ASTM C 794 per AAMA 711-22
Thermal Cycling (10 cycles) Peel Adhesion	Pass	ASTM C 794 per AAMA 711-22



Application Instructions

- Apply to clean, dry, frost-free surfaces. Flash & Seal may be applied to damp surfaces. Do not install over standing water or frost.
- Application thickness will vary based on usage and surface conditions. Apply to minimum 25 mils thickness.
- Application temperatures: 0°F (9°C) to 110°F (43°C). Flash & Seal may be installed below freezing; however, optimal curing occurs above 32°F (0°C). Avoid application in direct sunlight when ambient temperatures are above 95°F (35°C).
- When used as a bead sealant, ensure proper joint size for intended application and joint movement. Install with backer rod sized for 25% to 50% compression. Sealant bead size should be a minimum of 1/4" configured with a width to depth ratio of 2:1 and properly tooled to achieve a classical hourglass form.
- Full cure and full adhesion when the surface is tack-free.
- Verify adhesion prior to starting work.
- Use with adequate ventilation. Inhalation of vapor during application and cure may cause slight eye and throat irritation.
- In case of contact with eyes, lips, or mouth flush thoroughly with water. If irritation persists, consult a physician. Do not swallow.
- Avoid repeated, prolonged contact to skin.
- Refer to SDS for additional warnings and instructions.
- Contact Sustain for complete installation instructions.
- Cleanup: Use mineral spirits or ethyl alcohol to remove uncured product from adjacent surfaces and tools. Follow all safety precautions for use of solvents. When removing stray materials from adjacent surfaces, verify compatibility and non-staining prior to application on finished work. Cured adhesive may be removed mechanically using a sharp-edged tool.

Packaging/Colors

- Color: Stone
- 20-oz sausage pack
- 20 count per case
- 45 cases per pallet

Environmental

- 99% solids, no solvents
- No isocyanates
- Low VOC
- No hazardous air pollutants (HAPS-free)
- **Shelf life:** 18-months from date of manufacture when stored below 80°F



WARNING: Cancer
and Reproductive Harm
www.P65Warnings.ca.gov

LIMITED WARRANTY:

Products are free from manufacturing defects and when used according to the manufacturer's published specifications will meet the manufacturer's published performance standards for a period of ten years from the date of shipment from the factory. Sustain will, at its sole option, replace the defective product or refund the purchase price paid by the user. There are no other warranties, express or implied, including but not limited to any implied warranties of merchantability or fitness for a particular purpose. The user is responsible for determining the suitability of the product for the user's needs. Neither Sustain nor its manufacturers shall have a liability for any other damages, including but not limited to any indirect, special, or consequential damages, even if they have been advised of the possibility of such.