



Corporate Office
310 Quadral Drive
Wadsworth Ohio 44281

Tel: 800.356.3521
Fax: 330.336.5073

Technical Advisory

Subject: Guidelines For Surface Preparation of Precast Concrete Walls Impregnated With Nox-Crete Silicoseal 2000F

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Nox-Crete Silicoseal 2000F is a material used by precast concrete panel manufacturers as a bond breaker to aid in the release of precast concrete panels from the forms in which they are cast. Some of our authorized contractors have experienced a significant amount of difficulty adhering self-adhered and heat welded flashing systems to precast walls that are impregnated with the Silicoseal 2000F. Part of this difficulty results from the inability of the primer to penetrate the bond breaker. For your information, Silicoseal 2000F is an organic product and I have attached a Product Data Sheet for your reference.

According to Nox-Crete, if the product is used correctly a chemical reaction results and the product becomes part of the concrete matrix. If there is any residual material, which is obviously the case or we wouldn't be having these difficulties, then the manufacturer recommends that the surface be cleaned with Tri-Sodium Phosphate (TSP) which is available at retail hardware stores. The recommended mixing ratio is one-half pound of TSP to one gallon of water. The solution is scrub applied to the concrete surface. The surface of the concrete is thoroughly rinsed with water to remove the solution. TSP is a strong base so the mixture should be used with both solvent resistant gloves and eye protection.

It is the roofing contractor's responsibility to determine whether or not Silicoseal 2000F, or similar product, was used as the bond breaker on the precast concrete. Soprema suggests that this be accomplished in one of two ways. First, the roofing contractor can request this information from the general contractor or precast concrete supplier. If the required information is not available through either of these channels, then Soprema suggests that the roofing contractor install trial flashings to determine whether or not the recommended cleaning procedure described above is necessary. If there is any doubt as to whether or not the described procedure is necessary, then it should be completed to avoid installation difficulties.

Bob Susinskas

Technical Manager, Soprema, Inc.