



I. General

1.01 Summary

1. This outlines modified bitumen roof restoration, repair and coating procedures for Lexis Coatings to fix roof leaks and extend the service life.
2. These are suggested specifications and actual application requirements may vary and are the responsibility of the installer.
3. The manufacturer's application instructions for each product used are considered part of these specifications and should be followed at all times.

1.02 Submittals

1. Submit product data sheets, technical data verifying physical properties of materials and installation instructions.
2. Upon request, submit test reports demonstrating compliance with specified design and performance criteria.
3. Submit material safety data sheets.

1.03 Quality Assurance

1. **Supplier Qualifications:** The Lexis Roof Coating System for *modified bitumen roofs*, as supplied by Lexis Coatings, is approved for use on the project.
2. **Installer Qualifications:** Utilize an installer with demonstrated experience on projects of similar scope and complexity. The installer shall be approved by Lexis Coatings to apply the system. Manufacturer's written verification of applicator approval is required.

1.04 Delivery, Storage and Handling

1. **Delivery:** Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
2. **Storage:** Store all materials at temperatures between 55°F – 90°F (12.7°C – 32.2°C) with careful handling to prevent damage. Do not store at high temperatures in direct sunlight. Protect from exposure to harmful environmental conditions.
3. **Protection:** Protect all materials from freezing and other damage during transit, handling, storage and installation.

1.05 Project / Site Conditions

1. Substrate should be structurally sound.
2. Recommendations for material consumption are for ideal conditions. Product coverage rates may vary due to uneven application, surface texture (granules), absorptive properties, wind conditions while spraying and/or other variables.
3. A moisture survey or other assessments may be needed to determine the presence of wet insulation under existing roofing material.
4. No application of materials are permitted if inclement weather, precipitation, freezing temperatures are expected

within 24 hours or if the following conditions are present:

Water-Based (Acrylics)	
Ambient Air Temperature	below 55°F (10°C) or above 100°F (37.8°C)
Substrate Temperature	below 45°F (7.2°C) or above 130°F (54.4°C)
Humidity:	above 85% (allow extended drying time above 80%)

Solvent-Based (Butyls, Silicones)	
Ambient Air Temperature	below 45°F (7.2°C) or above 95°F (35.0°C)
Substrate Temperature	below 35°F (1.6°C) or above 120°F (48.8°C)
Humidity	above 95%

1.06 Detail Work

1. This specification may not outline all procedures for preparation and finishing of penetrations, drains, flashings, etc. This work should be outlined separately by the contractor before the work commences and shall be performed observing good trade practices.

1.07 Warranty

1. **Manufacturer's Warranty:** Manufacturer's standard warranty document shall be executed by the authorized company official.
2. Comply with manufacturer's warranty application procedures. A Pre-Job Qualification Form should be submitted and approved prior to job commencement.
3. **Warranty Period:** 5 to 10 years depending on dry film thickness.

II. Products

2.01 Lexis Roof Restoration System

1. The elastomeric roofing system for *modified bitumen roofing* is a spray-applied roof coating supplied by Lexis Coatings.

Product	Acrylic	Butyl	Silicone
Primer	PrimeLock® Bonding	PrimeLock® MultiSurface	PrimeLock® Epoxy
Coating	EnergyGuard® Acrylic	EnergyGuard® Butyl	EnergyGuard® Silicone

2.02 Product Substitutions

1. EnergyMax® Acrylic Coating may be used in lieu of EnergyGuard® Acrylic Coating for jobs requiring an ASTM-D6083 compliant coating.
2. EnergyMax® Silicone Coating may be used in lieu of EnergyGuard® Silicone Coating for jobs requiring a low-VOC, high solid coating.

2.03 Related Materials

1. Roof accessories, flashing, seam tapes and similar materials shall be approved by the manufacturer. All materials used shall be applied in accordance with its manufacturer's recommendations.

2.04 Equipment

1. Visit the Lexis website for recommended spray equipment guidelines, or consult the spray equipment manufacturer directly.

III. Execution

3.01 Manufacturer's Instructions

1. Comply with the instructions and recommendations of the roof restoration system manufacturer.
2. Comply with manufacturer's product data, including product technical bulletins.

3.02 Examination

1. Verify conditions are acceptable for application of roof restoration system.
2. Inspect *modified bitumen roof* to receive roof coating and make sure they are clean, sound, properly prepared and free of moisture, dirt, debris or other contaminants.
3. A comprehensive moisture survey is to be conducted to locate and identify areas of trapped moisture and saturated insulation.
4. Verify that all on-roof items, penetrations, mechanical equipment, HVAC drains are in place and secure. All air conditioning and air intake vents should be suitably protected or closed.
5. Verify that areas within the vicinity of the application area as protected from overspray.
6. Verify that all roof drains, gutters, downspouts, catch basins are clean and in working order.

3.03 Preparation

1. **Cleaning:** The entire *modified bitumen roof* surface must be clean, sound, dry and free of any contaminants that would interfere with the proper adhesion of the roof coating. This may require pressure washing, scraping, wire brushing or other means necessary while observing responsible trade practices. All loose paint and rust should be removed before applying any product.
2. **Ponding Water:** Contractor shall make every effort to mechanically eliminate all ponding water areas on the *built up roof* prior to application of any roof coating product. For roofs with minor ponding (ie. small puddles less than 1/2" deep) that cannot be corrected, consider using the solvent system.
3. **Repairs:** Wet roof insulation and damaged membranes are to be removed and replaced as necessary to match existing specified material. All ponds that hold water over 1" for more than 48 hours should be mechanically diverted.
4. Do not apply coatings until all unsatisfactory conditions have been corrected in a manner acceptable to the original *modified bitumen roofing* manufacturer.

3.04 Application

1. Inspect *modified bitumen* to receive roof coating. Always perform a coating adhesion test before doing the entire job.
2. **Primer:** Entire *modified bitumen roof* shall be primed using the appropriate primer and following the application rates specified in the table below.
3. **Seams:** All seams, penetrations and parapet walls should be flashed using SeamStitch® Polyester Roofing Fabric and fabric adhesive. Apply fabric adhesive over the seam and roll out 6" fabric over the seam and apply another coat of fabric adhesive over the fabric to saturate it and feathering it at least 2" to 3" past the edge of the fabric.

Product	Acrylic System	Butyl System	Silicone System
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4. **Cracks / Splits:** Repair all cracks and splits using the same method as seam preparation above. If cracks and splits are all over the *modified bitumen roof*, a full fabric system will be necessary.
5. **Base Coat:** Apply appropriate base coat using the application rates specified in the table below. Allow to dry thoroughly for 8 – 12 hours depending on humidity and temperature.
6. **Top Coat:** Apply appropriate top coat in a cross-hatch technique using the application rates specified in the table below. Allow to dry and cure before exposing to foot traffic.

3.05 Application Rates

1. **Acrylic System:** *Modified Bitumen roofs* with good slope and no ponding water issues.
2. **Solvent System:** *Modified Bitumen roofs* with minor ponding issues or when outdoor temperatures are no longer favorable for acrylic coatings.
3. **Fabric Reinforced System:** *Modified Bitumen roofs* with alligating or when increased puncture and ponding water resistance is required. A 40" wide SeamStitch® Polyester Roofing Fabric installed over the entire modified bitumen roof surface. Apply fabric adhesive over the seam and roll out SeamStitch® Polyester Roofing Fabric making sure there are no air pockets and apply another coat of fabric adhesive over the fabric to saturate it. Overlap edges of SeamStitch® Polyester Roofing Fabric at least 4".
4. Granulated membranes require 30% more primer and coating to achieve the required dry film thickness.

Application Type	Primer	Base Coat	Finish Coat
Acrylic Standard 10 yr (30 mils)	PrimeLock Bonding 0.55gal / 100 ft ²	EnergyGuard Acrylic 1.56gal / 100 ft ²	EnergyGuard Acrylic 1.56gal / 100 ft ²
Acrylic Reinforced 10 yr (40 mils)	PrimeLock Bonding 2.00gal / 100 ft ²	EnergyGuard Acrylic 1.00gal / 100 ft ²	EnergyGuard Acrylic 1.00gal / 100 ft ²
Butyl Standard 10 yr (30 mils)	PrimeLock MultiSurface 0.73gal / 100 ft ²	EnergyGuard Butyl 2.08gal / 100 ft ²	EnergyGuard Butyl 2.08gal / 100 ft ²
Butyl Reinforced 10 yr (40 mils)	PrimeLock MultiSurface 0.73gal / 100 ft ²	EnergyGuard Butyl 2.28gal / 100 ft ²	EnergyGuard Butyl 2.28gal / 100 ft ²
Silicone Standard 10 yr (30 mils)	PrimeLock Epoxy 0.50gal / 100 ft ²	EnergyGuard Silicone 1.36gal / 100 ft ²	EnergyGuard Silicone 1.36gal / 100 ft ²
Silicone Reinforced 10 yr (40 mils)	PrimeLock Epoxy 0.50gal / 100 ft ²	EnergyGuard Silicone 1.56gal / 100 ft ²	EnergyGuard Silicone 1.56gal / 100 ft ²

3.06 Field Quality Control

1. Utilize manufacturer's field services to verify proper installation of the system. Areas that do not meet the minimum standards for application specified herein shall be corrected at the contractor's expense. Manufacturer's inspection or verification shall not constitute acceptance of responsibility for any improper application of material.

3.07 Cleaning

1. Surfaces not to be coated shall be protected during the application of the system. If protection is not feasible, surfaces shall be restored to their proper condition by cleaning, repairing or replacing.
2. In conjunction with the final inspection, all debris, containers, materials and equipment are to be properly removed from the job site. Grounds are to be cleaned undamaged and acceptable to the owner.
3. Dispose of all containers in accordance with state and local environmental regulations.
4. Reflectivity of coatings may be reduced if roof surface is not cleaned regularly.

3.08 Protection

1. Control overspray especially during windy conditions.
2. All parking areas adjacent to (within 75 feet) the work area are to be cleared and roped off.
3. Protect work from damage due to subsequent construction activity on the site.
4. Roof coatings are not traffic grade. Areas surrounding roof top equipment may be reinforced by embedding SeamStitch® Polyester Roofing fabric and applying a thicker membrane (40 – 50 mils). Walk pads should be used if frequent maintenance traffic is expected.



This product data sheet conforms to the editorial style prescribed by The Construction Specifications Institute.
The manufacturer is responsible for technical accuracy.

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