



Physical Property	Typical Value	Test Method
Appearance	Gray, fluid	-
Elongation, Initial	>400%	ASTM D2370
Flash Point	Non-flammable	-
Solids Content by Volume	51-55%	ASTM D2697
Tensile Strength, Initial	>150 psi	ASTM D2370
Viscosity (Brookfield)	12,000-20,000 cPs	ASTM D2196
VOC Content (maximum)	50 g/l	EPA Method 24
Weight per Gallon	10.5-11.3 lbs.	ASTM D1475

Approvals and Certifications

- FM Certified
- Florida Approved
- Miami-Dade County Approved
- UL Certified

Description

Pro-Grade[®] 294 Base Coat & Sealer is a one-component, water-based elastomeric base coating and sealer that is highly resistant to disbonding and prohibits passage of asphaltic oils from existing asphalt roof materials.

Features

- Excellent stain-blocking performance for silicone roof surface coatings
- Good performance in ponding water conditions
- Superior in-service flexibility at low temperatures
- Solvent-free and VOC compliant in all jurisdictions
- Easy application with roller, brush or commercial spray equipment

Usage

Pro-Grade[®] 294 is used as a base coat for **Pro-Grade[®] 280 Elastomeric White Roof Coating** and stain-blocking sealer for **Pro-Grade[®] 988 Silicone Roof Coating**. It may be applied over previously coated roofs, smooth asphalt built-up roofing (BUR), modified bitumen (MB), aged EPDM, Hypalon[®] and PVC roofs, metal roofs, concrete roofs and stucco and masonry parapet walls.

Application

Clean: Before coating the roof, use a pressure washer with greater than 2,000 psi to clean the roof with a non-filming detergent, such as TSP or TSP substitute. For aged EPDM single ply membrane, apply **Henry[®] RubberKote[®] 825 Rinseable Primer** to clean and enhance adhesion of coatings. Use appropriate pressure and take caution not to inject water into the roofing substrate when power washing. In areas with stubborn dirt, grease or other contaminants, use a stiff bristle brush or broom to scrub the areas clean with additional water and non-filming detergent. Treat mildew or mold. Remove rust on metal with a wire brush, sandblast or mechanically abrade until substrate is smooth and rust free. Rinse the roof to ensure it is free of all detergent or anything else that could affect adhesion. Using a leaf blower or broom, clear any remaining dust, dirt, debris or other foreign material that may prevent proper adhesion.

Pro-Grade® 294 Base Coat & Sealer

Repair: Inspect area to be coated. On metal roofs, remove old and damaged mastic repairs at laps, seams and fasteners. Repair all defects including cracks, splits, holes, blisters, deteriorated flashings, cracked metal edging and any other defects affecting the water tightness of the roofing systems. Do this by layering **Henry® 195 Polyester Fabric**, **Henry® 196 Polyester Fabric**, or **Henry® 296 ElastoTape Repair Fabric** between two heavy coats of **Henry® 289 White Roofing Sealant** and allow to form a skin and set up – from 2 to 24 hours, depending on depth of fill and weather conditions – before coating. Tighten or replace fasteners on metal roofs as necessary. Seal fasteners and seams with **Henry® 289** and allow to cure. Ensure all roof drains and gutters are clean and clear, and cut back any vegetation that is growing above the roof which may cause debris to fall on the roof and clog drains and gutters in the future. All roof areas must promote positive drainage. Contact Henry® Product Support for water ponding areas and other questions regarding repair of existing roof.

NOTE: Existing roof membrane, insulation and all substrates must be sound, dry, clean and free of oil, grease, dirt, excess mortar, frost, laitance, loose and flaking particles, or other contaminants. All leaks must be sealed prior to application of coating. DO NOT APPLY IF RAIN OR TEMPERATURES BELOW 50 °F (10 °C) ARE EXPECTED WITHIN 12 HOURS (low temperature and/or high humidity may require longer drying time). Do not heat container or store at temperatures greater than 120 °F. DO NOT ALLOW COATING IN PAIL TO FREEZE. Not for use over plywood, walking decks, gravel, uncoated polyurethane foam, TPO roofing, Kynar® / Hylar® coated metal roofs, shingles of any kind, or old roofs that are too dry and brittle to withstand the shrinkage stresses that occur after the application of any coating.

Apply: Choose a warm, sunny day – the roof surface should be warm to the touch. If the roof surface is too hot to touch (140 °F+), it is too hot to coat. Apply to a clean dry surface. Do not dilute. Stir coating to a uniform consistency, and apply by heavy-duty spray or deep-pile paint roller. When applied by roller, keep strokes in one direction. For newly-applied asphalt emulsion, apply coating as soon as it has cured, normally 1–7 days. Please consult Henry® Product Support for specific questions regarding application of this product.

Coverage

Minimum coating coverage is 1.5 gallons/square when used as a base coat prior to application of **Pro-Grade® 280**. Minimum coating coverage is 1.25 gallons/square when sealing granulated cap sheets and 1.0 gallons/square for sealing smooth cap sheet/BUR prior to applying **Pro-Grade® 988**. Application rates should be adjusted to meet each particular roof's specified requirements. Coverage rates are theoretical and do not take into account material loss due to spraying, surface texture, etc. Thicker dry film results in better performance and longer coating life.

For Henry® Material Plus and Gold Seal Warranty, refer to the appropriate Henry® Restoration System (HRS) Application Guide or Guide Specifications for application and coverage rate requirements.

Clean-up

Before coating dries, clean tools, spillage, etc., with warm soapy water. If coating has dried, soften the dried film on tools with lacquer thinner, and then scrape clean. When using lacquer thinner, exercise safe practices concerning flammability and toxicity. Clean hands with waterless hand cleaner.

Packaging

5 Gallon, 55 Gallon, 275 Gallon

Color

Gray

For more information, visit www.henry.com or for technical assistance call us at 800-486-1278. For more information on Henry's® product warranty and liability disclaimer please visit www.henry.com/warranty. Refer to the Safety Data Sheet prior to using this product. The Safety Data Sheet is available at www.henry.com or by emailing Henry® Product Support at productsupport@henry.com or by calling 800-486-1278.

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