

GRACE FLEXI PRO

Single-component, breathable acrylic waterproofing and heat-reflective coating for climate-exposed exterior walls, roofs and terraces.

Product Positioning

Grace Flexi Pro is a water-based acrylic, single-component protective coating that dries to form a flexible, weather-resistant and water-shedding finish. It is formulated for exterior masonry, cement render, concrete façades, parapets, roofs and selected steel substrates where compatibility is confirmed. Its breathable character allows water vapour to escape from the substrate while the cured coating helps resist liquid-water penetration from rain and wind-driven weather.

Ideal Climate-Resilient Wall System

- Substrate repair and moisture control**
Repair hollow or weak plaster, open cracks, damaged joints, surface voids and defective coping or flashings. Resolve rising damp, active leakage and persistent moisture sources before coating.
- Wall-cleaning and surface preparation**
Remove dirt, dust, chalking paint, laitance, algae, mould, salts, oil and other contaminants. Ensure the wall is clean, sound and dry.
- Crack and joint detailing**
Seal movement joints, window perimeters, service penetrations and large cracks with a compatible flexible sealant. Reinforce vulnerable interfaces and recurring hairline-crack locations with suitable mesh where required.
- Primer / scratch coat**
Apply a suitable primer or approved water-diluted scratch coat on porous, repaired or highly absorbent walls to improve uniformity and adhesion.
- Protective coating build-up**
Apply a minimum of two uniform coats of Grace Flexi Pro. Maintain continuous film coverage at corners, parapets, sills and architectural details.
- Light-colour solar-reflective finish**
Use white or other light colours where a heat-reflective cool-wall finish is required. This supports reduced solar heat absorption on exposed façades.

Why It Is More Comprehensive Than Conventional Weather-Shield Paint

- **Breathable protection:** allows moisture vapour to escape while helping resist liquid-water entry, supporting more balanced wall moisture management.
- **Flexible membrane behaviour:** maintains elasticity to accommodate normal façade movement and help bridge minor surface cracking when used within a properly detailed system.
- **Heat-reflective finish:** white and light-coloured coatings help reduce solar heat absorption at the wall surface. This is a cool-wall benefit, not a replacement for insulation.
- **UV and weather resilience:** designed for exposure to sunlight, rain, humidity, wind-driven weather and day-to-night temperature cycling.
- **Integrated wall-protection approach:** combines weather resistance, water repellency, flexibility and exterior finish in a single membrane-forming coating system rather than functioning only as decorative paint.

Climate-Exposure Note

Grace Flexi Pro is designed to support building envelopes exposed to stronger sunlight, elevated wall temperatures, intense rainfall, humidity and thermal movement associated with changing weather conditions. Product performance depends on correct surface preparation, substrate condition, detailing, film build, drainage and maintenance.

SOLAR HEAT	RAIN AND HUMIDITY	THERMAL MOVEMENT
Light-coloured finishes help limit solar heat absorption on exposed walls.	A water-shedding yet breathable coating helps support exterior-wall moisture control.	Elastic performance helps accommodate normal expansion, contraction and minor surface movement.

Cool-Wall Performance Note

A white or light-coloured topcoat is recommended where heat-reflective performance is required. Actual façade and indoor temperature reduction depends on colour, wall construction, coating thickness, insulation, orientation, shading, ventilation, weather conditions and cleanliness of the exposed surface.

APPLICATION GUIDANCE AND TECHNICAL DATA

Application Conditions

Apply only to a clean, dry, sound and stable substrate. Recommended ambient and substrate application range is 5 C to 35 C. The substrate temperature should be at least 3 C above the measured dew point. Do not apply when rain, heavy dew or adverse weather is expected within the next 8-12 hours or when the substrate is damp, wet or frosted.

Surface Preparation

Remove dust, laitance, weak or chalking coatings, curing compounds, oils, grease, algae, mould, salts, waxes and other contaminants. Dress off sharp projections and repair cracks, voids, defective plaster and weak render before coating. Concrete and cementitious surfaces should present a clean, open-textured profile produced by suitable mechanical means.

Priming and Detailing

Use a suitable Grace adhesion promoter / primer where porosity, substrate condition or project requirements demand it. For porous substrates, the first coat may be applied as an approved water-diluted scratch coat. Do not dilute with solvents. Treat joints, window perimeters, parapets, cracks and penetrations before the main coating application.

Application Method

Apply by brush, roller or airless spray. Apply two uniform coats, preferably in cross direction, after the preceding coat has dried. Build the coating evenly and avoid pinholes, thin spots, uncoated edges and visible lap marks. Inspect façade details, sills, parapet tops and drain paths before handover.

Coverage

First coat: water-diluted scratch / primer coat, as required by substrate absorption.
Second coat: 0.3-0.5 kg/m².
Indicative total consumption: 0.8-1.0 kg/m² for a standard two-coat wall system, subject to surface profile, repairs, porosity, detailing and specified protection level. Confirm final consumption with a site mock-up.

Technical Properties

Technical Property	Typical Value
Appearance	Liquid
Colour	Customizable. Standard colours: white, grey and tan. White or light colours are recommended for heat-reflective exterior use.
Density	1.2-1.4 g/cm ³
Solid content	50-60%
Tensile strength	> 3 MPa
Elongation at break	> 300%
Shore A hardness	60-70
UV resistance	Excellent
Chemical resistance	Excellent against common atmospheric pollutants. Confirm suitability for specific chemical exposure before use.
Service temperature	-40 C to 90 C
Recoat time	4-6 hours at 25 C and 50% RH
Full cure	24-48 hours, depending on temperature, humidity and film thickness

Typical Applications

Exterior walls: cement render, plastered masonry, concrete façades, boundary walls, parapets, soffits and architectural projections.

Roofs and terraces: exposed roof slabs, terraces, balconies and podium areas subject to correct drainage and project-specific detailing.

Selected metal surfaces: steel roofs and structural steel after compatible primer application and confirmation of substrate compatibility.

Wet areas: non-immersed wet-area walls and selected external surfaces where the system is approved for the intended exposure.

Packaging

Grace Flexi Pro is supplied in 5 kg, 16 kg and 20 kg pails and is also available in 200 kg drums.

LIMITATIONS, CARE AND WARRANTY

Limitations

- Do not apply to wet, damp, frosted, contaminated or structurally unsound surfaces.
- Do not proceed where rain, heavy dew or adverse weather is expected within 8-12 hours of application.
- Maintain substrate temperature at least 3 C above measured dew point during application and early curing.
- Do not use solvents to thin the coating. Follow the approved primer and water-dilution guidance only.
- New concrete or cement render should generally be allowed to cure for 21-28 days, subject to drying conditions, moisture testing and project requirements.
- Correct persistent ponding, defective drainage, loose plaster, active leakage, open joints, failed sealants, defective flashings and surface defects before coating.
- The coating is not intended for permanent immersion, continuous negative-side water pressure, bridge decks, vehicle traffic, heavy abrasion or aggressive chemical exposure unless a project-specific system has been approved in writing.
- Do not rely on the coating to correct structural cracks, rising damp, failed wall coping, damaged insulation or other building-envelope defects. Obtain separate engineering or repair-system advice where needed.

Maintenance of Wall and Roof Performance

Inspect the coated surface periodically and after severe weather. Clean accumulated dirt, dust, biological growth and debris from white or light-coloured finishes, parapets, outlets and drainage paths. Repair mechanical damage, cracks and failed sealant joints promptly to maintain coating continuity and heat-reflective performance.

Storage and Shelf Life

Shelf life is 12 months when stored in original, unopened containers under cover, away from direct sunlight and protected from extremes of temperature and moisture. Store containers upright and reseal immediately after use.

Important Site Guidance

Field service, where provided, is advisory and does not constitute supervision of the contractor, site works or substrate preparation. The applicator remains responsible for confirming surface condition, compatibility, coverage, film build, weather conditions and detail execution.

Health and Safety

Use suitable personal protective equipment. Avoid contact with eyes, skin and foodstuffs. Provide adequate ventilation during application. Treat splashes immediately and seek medical attention if swallowed. Refer to the latest Safety Data Sheet before use.

Climate-Resilient Design Guidance

For high-exposure façades, a coating should be only one part of the wall-protection design. Confirm sound substrate condition, adequate roof coping, drips, flashings, window sealing, drainage, expansion-joint detailing and insulation strategy. A light-coloured Grace Flexi Pro finish can help reduce solar heat absorption, while correct building detailing helps manage rainwater and moisture over the long term.

Limited Warranty

Grace Chemicals warrants that this product, when stored, handled and applied in accordance with the current Technical Data Sheet and within its stated shelf life, will be manufactured free from defects and consistent with its stated typical properties for one year from the date of installation. This limited warranty applies to product quality only and does not cover failures caused by incorrect substrate preparation, inadequate drainage, ponding water, structural movement, insufficient film build, improper application, unapproved mixing or thinning, adverse weather exposure before curing, misuse, damage by third parties or use outside the stated limitations. The buyer must determine product suitability for the intended use before application. No other express or implied warranties are made except as stated in Grace Chemicals written warranty terms.

Technical Support

For project-specific recommendations, test areas, substrate assessments or façade detailing assistance, contact Grace Chemicals Technical Services Department before commencing the work.