

WATSONSEAL®
LumberKote™

Information & Technical Manual

**The FIRST Non-Toxic, V.O.C. Free, Patent-Pending
Polymer sealer, specifically designed to PROTECT
Structural Wood Framing and Subfloor Systems
from moisture related damage and wood destroying
mold & fungus.**

Content and Opinion expressed in this manual is that of the Product Designer in an attempt to educate the reader as to nature and workings in the application of Watson Seal Products and its handling and safety procedures. Some states may vary, this manual may not be duplicated, distributed, copied, text changed or deleted without prior written permission from the Author or Watson Seal Marketing, LLC.

Updates and additional information will occur from time to time, and we recommend checking for these modifications on our website – www.watsonseal.com or refer questions to us by calling Watson Seal at 1-877-732-5481.

What is LumberKote designed to do?

Applied to crawl space framing and subfloor systems including but not limited to wood joists, subfloor sheathing, subflooring, rim band, sill plate, support and girder beams, roof decking and framing of residential or commercial locations and is applied in most incidences to stabilize and control the Moisture Content of lumber and rapid water uptake associated with flood events. The product is tinted orange to be verified and dries into a tough and breathable “plastic-like coating” with high adhesion and longevity.

Any Watson Seal product(s) are not intended to be regarded or sold as pesticides, or their prevention, or their elimination as to rating, claims and according to current EPA guidelines.

LumberKote’s easy spray application dries in an hour or so, at high adhesion and is permeable with long-lasting results. Apply LumberKote to any wood framing or subfloor systems, no matter the age, as long as a state of deterioration or rot is not prevalent and will be warrantied as stated.

Pre-treating new construction homes are the beginning to the end of the issues faced by the Builder, Insurance companies, and the Homeowner.

The product features polymer technology and is water resistant yet lets the correct MC pass-thru (moisture aspiration rate) to prevent water damage in lumber. Once applied to the surface, and using no toxic chemicals, the design of the product allows proper perm rate pass-thru to keep the lumber ‘dry’.

The product application has been proven in tens of thousands of single and multifamily units now exceeding 20+ years without any claimed issues. Multifamily structures are the highest risk for water damage, some exceed 8% in yearly damage compared with what we know as zero % when the product has been applied. Even with repeated water accidents, the polymer’s coating/film’s “high attachment bond” while blocking the food source (sugar in wood cells)- controlling the wood’s environment preventing either rapid and or prolonged moisture absorption into the wood. For the first time, all three conditions for environmentally controlling the performance of lumber- thus, solving issues in a simple and non-toxic method.

Proven over years - Safe for trusses, metal hardware, I-beam joists, subfloor plywood and wall cavities, electrical wire sheathing, all types of plumbing pipes, ductwork materials, roof cavities, concrete and more.

Design characteristics include: • • Non-toxic compliment • • Hypoallergenic traits • • Touchable, • No off-gassing, no smells • • Easy and economical in application • • Durable • • Locks onto lumber/wood and concrete • • No appearance difficulties • Safe for homes, no harsh VOCs • • Dries in hours • • Last for 30+ years

Watson Seal's LumberKote can be painted over, sanded off, nailed to, and glued to in any application acceptable in modern construction except a direct application to exterior asphalt roof shingle surfaces. The added value of its application in common water accidents alone during construction is enough to warrant its use. The later knowledge that your builder thought enough for the protection of its customer and their own company will become apparent. With 1 in 4 people having allergens (CNN Report), it has become necessary to obtain a 'pre-treat' and 'prevent' mentality. Watson Seal LumberKote arrives just in time, and its success lays in the designed traits needed to solve the issues facing the industry now and in the future.

Common 'Hot Spots' Geographical Areas

It is common to think of the regions where moisture issues tend to be more numerous, such as the southern states, Gulf of Mexico, Florida, and coastal locations. It may be true but let us consider the river systems and their floodplains, weeping natural springs, creeks and man-made water systems. Let's include lakes, ponds, rainfall, and natural humidity surrounding us. Areas may include Eastern Canada down through Massachusetts, New York, Virginia, the Carolinas, through to Florida, back around the Gulf States, Texas, and California, up the Pacific Coast, Hawaii, and Alaska. On the riverside, it seems to be the major river areas and Great Lake Regions. In view of the design qualities found in Watson Seal Crawl Space Framing & Subfloor Sealer such as film adhesion and multiple construction material variances, then let us add the application techniques that must remain economically viable to apply a product with the knowledge that common water accidents will occur many times in the home or structure. The industry needs a lasting solution.

Hence, the design traits of Watson Seal LumberKote present a durable, nontoxic polymer film boosted with adherence qualities. The polymer liquid carries evenly in its matrix of long-chain polymers, and as it dries, any micro-object becomes encased in its 'plastic-film', limiting oxygen access to the surface. And remember, as it dries, it shrinks and gets "tight". This unique design for a liquid coating, easy application design spans most known use areas and adapts to construction materials. Watson Seal LumberKote is like no other on the market today or in the near future. A sample of polymer film was submerged in water for 4 ½ years and showed no degradation. Enjoy the thought of Watson Seal LumberKote working as a 'physical' and 'chemical' treatment combined. It is not an antiseptic, disinfectant, soap, bleach, or contains harsh chemicals such as ammonium chloride or chlorides in general. Watson Seal Crawl Space Framing & Subfloor Sealer does not involve Bi-carbonic soda blasting on wood frames, multiple stage treatments requiring expensive man-hours, encapsulated bio-poisons, alcohol vaporizing, copper treatments, and arsenic or fuel oil treatments.

Great for sealing Chemically Treated Wood, helps retain the chemicals from leaching, rainwater events diluting surface elements as well as increasing concrete to wood contact and protection issues.

In flood situations, fuel, oil and sewer slick attach to the lumber and soak in, affecting adhesion of any applied treatment, even paint. If Watson Seal LumberKote is pre-applied, removal of any flood oil film is enhanced cleanup ease in any event. Once dried, LumberKote resists attacks on the film surface, another design quality. Manufacturer rated as a “Flood-Grade coating for pretreating Flood Zone Areas”.

Flood –Prone and Crawlspace Areas- Watson Seal LumberKote should be a mainstay application in these regions simply due to the fact that no protection currently exists. High Moisture and Flooding may occur in these zones over and over, and we find higher risk in these areas for environmental damage. With the thought of this, insurers and agents alike may issue no full policy covering water damage, limited government flood insurance, or very high insurance rates from private insurers. In these flood zones, Watson Seal LumberKote becomes important to include on any structure, given the risk of flooding.

What is Watson Seal LumberKote and How Does It Work? The simplest theory we have to describe LumberKote is to explain a visual process as to how it works.

The product is applied to crawl space wood framing systems including joists, subflooring, rim band, sill plates, girder beams and supports, and in attics and wall cavities (sprayed like paint) when “one-side construction” has been reached, or just before insulation and wallboard are installed. Bath, Kitchen, and water closet areas are especially important. Subfloors are important to guard against homeowner spills and water incidents. Basement areas are important as you can imagine. Window and door areas before installing units, under kitchen sink cabinets before installing, above drop ceilings, prior to installing, under crawl spaces are especially important. We found less condensation “sweating” behind foam sprayed insulation and wood substrate, simply apply before installing insulation.

First, we designed the product to seal out moisture. LumberKote was designed to seal surfaces using modern long chain polymer technology. These polymer ‘chains’ are like DNA ladders, thousands of feet long in molecular makeup, all within a drop of liquid. The World’s first polymer was designed to ‘enhance’ the properties of the polymer chain, providing strength, flexibility, chemical bonding, and flow analysis. Unlike any other ‘treatment’ which uses the old school thought of controlling issues by using harsh chemicals and hoping it does not return, our approach is radical, yet simple in design. Once applied and dries, the bonding power increases thus holding on and sealing almost any material it is applied to. Flexible and yet ‘breathable’ for materials, especially wood substrates, Watson Seal resists any rapid rewetting over and over as well as returning to its original coating appearance when dry. Additionally, it produces no odor, no off-gassing, has a nontoxic makeup when dry, and is safe for almost all applications known.

As a sealant and primer, it can be painted over. As to PVC, copper pipes, wiring, etc., no issue exists.

Watson Seal LumberKote cannot be applied to:

- oily surfaces
- metal subject to heating
- bathtubs
- electrical panels
- high contact and wear abrasion areas – finished floors
- roofs
- gutters
- Driveways and carports, walkways, porch areas
- chimneys
- water heaters
- fire sprinkler heads and wheel valves
- finished wood/tongue and groove floors, handrails
- fireplaces, fireboxes, pellet stoves, smoker boxes
- tiles/ fabric

Test any questionable surface area first. Second or excessive coats may be needed if applying by hand brush. Spray application is recommended using proper OSHA approved equipment and common paint spray methods and techniques.

Beside Housing and Commercial use, it is great for all lumber structural framing, roof decking, trusses, log home interiors, renovations and more. The product is available in Orange and Clear.

Pre-existing Methods: Let's take a look at what exists to combat environmental issues in our homes.

First, let's start with **no control**. In today's modern buildings, we are under economic stress to ensure comfort for the dweller, air conditioning, multiple water sources, foodstuff and their storage, closed compartments, layers of materials with air gaps in between, house wraps to prevent moisture invasion, insulation, wallboard to mount our pictures on or to separate each room, basements to store items, and many more aspects yet to be mentioned. And, to think that early designs left out the environmental consequences of doing so and are now discovering the effects later.

Let's bleach it out!! The common thought is to apply a chemical which is Bleach, also deteriorates lumber and cellulose over time, along with many other materials. Not the choice of application. If water is added to the problem, dilution will enter, thus strength is decreased, and chemical change enters as we mentioned before.

Let's hit it with alcohol!! Yes, let's kill it with chemical force. Evaporation of the chemical and the flammability took care of this idea.

Let's hit it with bicarbonate of soda!! The main thought of bicarbonate of soda is to change the PH structure on the face of the structure... only to learn that it is expensive, and washes away with the first water accident. Let alone that the soda particles are not the best thing for your lungs. The installers hammering on the lumber are exposed, as well as the chemical being driven from the material during construction, and the latter thought is that of the soda is in the air throughout the life of the home. Soda also has a short chemical life when moisture attaches itself to the chemical powder.

Let's try Ammonium /Sodium Chlorides!! Again, only very small amounts, like 0.75% with 99.25% water can be used due to the invasive nature of ammonia and chlorine compounds. Reapplication in three months is highly recommended for continued control. That means that 0.75% over the lifespan of the common house can contain upwards of 9% of ammonium chloride in the dwelling to be covered against environmental attack. It may be noted that this train of thought does not include that the chemical buildup of repeated application is talked about and that the fact that the common homeowner is not going to reapply any mold control thus the warranted ability ceases to exist. It too washes away with water.

Bio-Diesels and Soybean oil treatments-Decreases wood strength and dissipates. Higher VOC counts as well as flammability to applied surface rates increase.

Read the fine print on existing products and the hidden disclaimers and educate yourself as to the difference of a products' design features. Until now, the builder and consumer had no choice in

moisture/environmental control, no assurance of continued protection, only harsh and temporary chemical applications, paint products, and lawsuits when it did not work.

No other product exists that sustains multiple water accidents and the daily shifting of moisture content that occur in a dwellings life cycle like Watson Seal.

History of Environmental Control Techniques -

A product's design evolves only under duress or desire to improve situations. Rarely do we find a product that solves all situations given; nothing in this world is perfect. As in nature, adaptability and reoccurrence appear, as well as the inability to control future events. Until the invention of Watson Seal, this simple act of natural occurrence has been the downfall of any control product on the market today. Let's stop to think about the mentality in our market today and why the mold issue has become the number one concern of builders and insurers. The mold issue has been quoted as the 'Black Plague' of the industry, arriving on the scene within the past 20 years. With the event of better medicine and research, we have the ability to detect causes and effects that occur in the human body – unlike a mere 50 years ago in medicine and ... all of a sudden, we discovered lung afflictions and their causes. Better research on Asthma led to the discovery of many cancerous chemicals that were being used on materials, materials once thought to be safe in our homes. Remember carpet dyes and electrometric rubber compounds (remember the fresh smell of new carpet?), compounds that now are not desired today due to our education about healthy living habits.

Yes, these disappeared from industry use by the way of improved chemical compounds, and of course, the lawsuits challenging the effects of those compounds in litigations. Additional aspects as to the chemical's history and years of 'existence in use' become important to consider the design of a 'cure'. Within the past hundred years, let's consider the increase in population, the spread of travelers and disease, the change in our environment, weather- building practices and materials, increased demand for housing due to overpopulation, economics of production versus product supplied, human error, and the fact that our world is covered by 70% water, only assists mold in its duplication, and further adaptation to its environment. With over 100,000 types of mold and fungi known, and possibly 5 million more yet known (the rainforest and many primitive countries whose mold species have yet to be discovered), it may well be wise to change our mindset on moisture control processes known today. We could expound on all the issues for years to come, as we have in the past, or simply 'pre-treat' with Watson Seal to enhance wood performance.

Approved application technique for Watson Seal LumberKote

* Follow Label Directions for Application*

The design of Watson Seal Sealers are unlike any treatment control product on the market, anywhere in the world. Imagine an easy spray application using readily available spray equipment as a liquid that can be applied to almost all construction materials. As it dries, it produces a super tough yet thin polymer coating. This coating dries into a 98% clear micro-film overlay with great adhesion qualities, correct moisture transference and resistance, and after a typical water incident, remains in force for proper cleanup. Imagine this film protecting the area until the incident is discovered and repaired.

In order to apply Watson Seal LumberKote properly, it is highly advised that spraying is the method of choice. We recommend a professional paint spraying rig with a medium volume-standard spray tip- while setting the flow rate to max delivery and the pressure to the highest setting that will allow spraying. The application should apply enough LumberKote to totally wet the surface evenly with little overflow to ensure coverage and eliminate dry pockets on the material. LumberKote liquid should 'run' slightly down the surface if vertical, while horizontal surfaces should 'pool' slightly for coverage. LumberKote will dry into a thin layer, so do not worry about over-coverage or runs. Over-coverage is a good idea and is required for ultimate protection of your customer.

Remember no LumberKote contact - equals no Warranty coverage for that area. Our customers deserve full protection, and it is up to you to cover all areas that are at risk for contamination and in saying that, look for 'hot' areas to spray. Protect your customers and they will protect your business. Not all circumstances can be written, or included in this manual, common sense rules of application and uses shall prevail We will, however, attempt to cover most known aspects and accepted practices of construction today.

How can you tell Watson Seal LumberKote has Been Applied? The film will dry 'transparent orange' which is a trademark of the product, along with 'sheen' as an additional visual identification.

Areas Subject to Abrasion, Wear or removal:

Areas subject to abrasion or wear are not covered due to the film being destroyed or removed. Makes sense doesn't it? Think when you are applying Watson Seal Crawl Space Framing & Subfloor Sealer, you cannot expect that the product will protect the surface of tile or flooring due to the wear ability of the material surface.

The underside of Tile and Wood Flooring Warranty:

It will, however, protect the underlying surfaces of tile or wood flooring when applied properly. This is usually the area where issues first start, not on the visual surface, but underneath. Due to the fact that water accidents will happen in the life cycle of the building, think to apply LumberKote before these materials are installed. Water will have the tendency to 'run under' the material during accidents or incidents or 'common cleaning' in the future of the building. LumberKote helps protect the surfaces underneath from moisture penetration, yet, you and your customer must understand that since the underside surface of the flooring material has no LumberKote material applied, it may be subject to attack by mold. Many times you will find that upon entering the structure, the doorway floors have mud and debris, again, without Watson Seal Crawl Space Framing & Subfloor Sealer touching the substrate, no protection exists. It is advised to clean these surfaces as best as possible and wet the surface well when in question. Note the discrepancies on your submittal sheet that you are required to fill out. This will come in handy during the next 30 years if a problem arises. Spray the areas anyway, the more applied protection, the better for the customer. Keep in touch with changes in the construction process, repairs, changes, additions. These all have an important aspect to future protection. Pictures taken on the site while applying LumberKote will serve you when it comes time to prove where LumberKote has been applied. Your customer will appreciate the numerous areas you sprayed as well as assuring

yourself of proper installation of Watson Seal LumberKote. Log these into each file for reference later. It will come up, and more than likely if you have followed proper application procedures, the fault will lay with a change made after you leave. The small time spent on pictures will become one of your most valuable tools, as well as a selling tool for where LumberKote should be applied for your future customers and builders alike. The more you educate them the more they will appreciate our service and your due diligence.

Underside and topsides of Sub-Flooring, I -beam joists, Headers, and framing Warranty:

The adhesive –acceptance qualities of Watson Seal LumberKote can be enjoyed when placing other materials over the film such as linoleum flooring. LumberKote can help protect the underlying structure, usually wood or concrete. Be advised that any adhesive applied to the surface of LumberKote dried film may be removed or absorbed by the adhesive/glue and become removed through abrasion during installation. Again, use your discretion upon application. LumberKote will handle abrasion to an extent and will protect against ‘growth-areas’ even if slightly ‘scratched’. You will also find that upon entering the structure, the doorway floors have mud and debris, again, without Watson Seal touching the substrate, no protection exists. It is advised to clean these surfaces as best as possible and wet the surface well when in question. Note the discrepancies on your job submittal sheet that you are required to fill out. This will come in handy if a problem arises. Spray the areas anyway, the more applied protection, the better for the customer. Keep in touch with changes in the construction process, repairs, changes, additions. These all have an important aspect to future protection. Pictures taken on the site while applying Watson Seal will serve you when it comes time to prove where Watson Seal has been applied. Your customer will appreciate the numerous areas you sprayed as well as assuring yourself and us of proper installation of Watson Seal LumberKote. Log these into each file for reference later. It will come up, and more than likely if you have followed proper application procedures, the fault will lay with a change made after you leave. The small time spent on pictures will become one of your most valuable tools, as well as a selling tool for where LumberKote should be applied for your future customers and builders alike. The more you educate them the more they will appreciate our service.

Tubs and Showers, Behind fixtures Warranty:

Considerations also exist where tubs and showers are installed prior to Watson Seal LumberKote application, remember, whenever LumberKote is not applied, no protection exists. Watson Seal LumberKote can be applied to the non-abrasive areas such as the back and underside of tubs and showers. Do treat the cavities of existing installations if possible, for example- behind and under tubs/showers before they are ‘closed-up’ or covered with cement board or wallboard material.

Do not apply to-

- any area that may produce or provide heat, such as the inside of a heating unit
- on stove burners
- Pumps and electrical boxes, outlets, connections
- inside stoves, refrigerators, and compressors
- on top of roof shingles (attic lumber id OK)
- any valuable surface like decorative items
- finished flooring materials
- carpet
- finished walls and woodwork

Again, use your knowledge and experience in application.

On top of Wallboard or tile: No Warranty. Since we do not include drywall-wallboard or its finishing compounds under our Warranty, Manufacturers now offer paperless wallboard because of the problems existing in the industry as to final control of various situations. The current Warranty of this material is very limited anyway, usually ending with replacement warranties only. We try to apply LumberKote at the junction of construction where the most 'open' areas are exposed for application of LumberKote, thus covering a larger percentage of area, thus lowering the "footprint" of risk to benefit the customer. It may be best that we spray during certain timeframes of construction to assure the customer additional protection. It has been discovered that LumberKote exceeds in moisture protection over common primers and controls 'soak-in rates' better than any product on the market that is used in interior situations. LumberKote cannot protect fiberglass or paper insulation unless 100% saturation exists because it is impossible for complete coverage of this material, it cannot be warranted.

In applying Watson Seal LumberKote, consider all potential 'wet' areas that occur during the life of a building. In this training manual, we will attempt to cover most situations, yet we are not perfect. In applying LumberKote it is up to you to 'discover' all areas to spray for your customer, explain our concept of application and why we cover certain areas and future 'hot-spots'. It is that appreciation of 'thinking ahead' that our customer will appreciate over the coming years.

Gutters, Roof Tiles, Exterior Applications: No Warranty. Application to prime soffit wood is smart and prevents rot when gutters fail.

Attics: Warranty as described

Let us talk about an area that many people are concerned about. Attics were designed to place a barrier between the living space and the weather above, coupled with an available storage space for usefulness. Most attics have proper ventilation, and if they do not, this is where the problem starts when it comes to water damage. Roof leaks and improper drainage are usually the cause of mold starting. Some companies who apply a mold preventative product try to soda blast the wood framing before it is installed. Imagine the nails being driven, the vibration during construction, and imagine the powder falling off or even washing off after application. No protection here, in our opinion, yet, hundreds of dollars spent trying to cover a potential problem that rarely arises. Humidity flowing through the roof space will eventually render useless any powder applied, including high winds that normally flow through this area. As for this area, it is very difficult to treat the attic area once built, yet spraying Watson Seal LumberKote in this area will not disappear due to wind, hammering, or touch. Roof leaks are the only concern over the years and usually happen in a roof valley, chimney area, or around pipes exiting the roof. Additional areas to consider are if the HVAC system is installed in the roof area and may leak water during the last part of its life – usually the drip pan or the condensation pump-out tank and its lines running outside. LumberKote will help in any case of water invasion, and keep in mind that roof leaks usually remain unknown for many months before the discovery of the problem. Watson Seal TM can help in any case found in this issue. It may be the customers' desire to at least spray the underside of the valley areas and the backsides of the soffits areas, the chimney area, sunroof cut-ins, building adjournments, around attic ventilation louvers, and any identified risk area. Water flows down walls on multi-level structures.

Kitchens: Warranty as described

This is one of the highest risk areas, especially when it comes to repeated water accidents. It is also one of the areas that experience changes in reconstruction, flooring changeovers, heavy cleaning, and moisture issues. Apply Watson Seal Crawl Space Framing & Subfloor Sealer before the floor is installed, the cabinets and sink fixtures, as well as any fixture area built to carry the oven, dishwasher, and refrigerator. Spray LumberKote extensively in this zone, behind the cabinets, piping, floor underlayment, and entrance areas. Many cases of the 'patio door' area that enters the kitchen must be covered and sprayed at least 4-6 feet out on the floor to cover any water fluids that find its way into the structure. Keep in mind that foodstuffs are going to be spilled and hidden in this zone in the future. Also, partially cleaned up water accidents, pet food, sugar granules, and humidity, are just a few problems that will occur in the next 30 years. Try applying LumberKote to the backside of the cabinets and under the sink fixture and dishwasher areas for added protection. When a sink runs over, and it will think of the area that it will affect including the water running downstairs or in the crawl space, again, it will do this, due to gravity, and treat these areas as well. Note them also as you go, think of the space you treat, and the areas that may be affected during water accidents. Great for renovations, tear out, seal and replace.

Baths: Warranty as described

Bath and pool areas are the most primary area, due to daily water vapor intrusion. Spray the entire cavity and framing, all the way to the ceilings, flooring, walls, and fixture areas. Note where you cannot reach since many times you will show up when the shower and tub are already installed. Spray as best you can the backsides and floors, completed plumbing, and drain areas. The toilet area is one of the highest growth areas due to repeated flooding, these areas must be cleaned up and sanitized immediately after an incident. This is mentioned since, 'waste debris and its thickness' left over, if it is not cleaned properly, is the issue affecting any Warranty on our part. Spray the subfloor. Watson Seal LumberKote will dry thinly and provide excellent protection during these accidents. Think also of the 'gravity' effect of the toilet water and where it will flow afterward, try to protect your client as best you can. Remember, where you apply LumberKote is where protection will exist. Educate your Customer, the issue is very important – it has been reported that 1 in 4 people have allergies and health issues, let alone the various construction issues with VOC materials. We are here to 'assist to extend the time of destruction until the discovery of the problem is solved'. This is where LumberKote plays an important role as a 'sideline' benefit and must be mentioned. LumberKote resists being washed away like powder or encapsulated mold products sold currently. LumberKote was designed to help the ravages of hurricane zones and coastal issues, floods, and daily events that fort occur in natural life. Watson Seal LumberKote was designed to become a major benefit for mitigation and repair companies, builders and customers for reducing risk and in resolving the issues at hand.

Basements and Crawl Spaces: Warranty as described

These have become the most important areas for application due to the nature of moisture buildup, accidents, building/construction defects, natural spring and rainwater runoffs, to name just a few issues. Concrete walls have such high-water content, will keep that content through the next 50 years or more and will 'weep' moisture continually. The floor being concrete can be considered to have the same effect, as well as the block walls. Even though the block walls have been treated on the outside with a black tar covering, these coverings crack and open themselves to water penetration. Basements are also subject to store items that may contain mold already, and with humidity added, the problem becomes

enormous. When the homeowner encloses the basement as added rooms, they usually do not consider the problems that may start when finishing these areas for living spaces. Condensation of the plumbing pipes above will start the issue as well as installing bath fixtures, extra kitchens, laundry areas, and the simple installation of insulation over the concrete will start the mold process. Inadequate HVAC systems for these areas are well known since it is very difficult to install after construction. Many customers will think that installing a dehumidifier will work, and not realize that they will have to run the machine 24-7 just due to the concrete curing over the next 50 years itself. The HVAC systems need to also run 24-7 to remove the moisture in these enclosed areas one to several days. Without removing the moisture, the basement area will smell of mildew. Watson Seal LumberKote will protect its area, yet your customer cannot expect to protect the carpet and furniture in this issue, nor can they expect to protect a crawl space when the floor is dirt or soil. LumberKote sprayed on floor joists can be one of the most important areas to apply for protection.

When spraying these areas, make sure the Watson Seal is thorough and is completed properly.

Window/Door Areas: Warranty as described

Remember coming in during a rainstorm? All soaking wet, dripping, and have no time (or forget later) to mop it up, and what about the kids, pets, and visitors doing the same thing? Or remember leaving the window open during a storm and there is water sitting on the floor for many hours or days later? All of us have at one time or another have seen 'mold' in a doorway or window area. Many cases of this also exist before construction is completed. We see open houses before closure, rained on and rained in, and this happens before any additional water accidents in the future. Spraying LumberKote around the opening and 4-6 feet out on the floor, before the doors are installed will help in this situation. Spray entire 'bay window' areas, special 'feature zones' such as theater rooms or spa areas to protect from additional incidences. Remember, spraying on muddy or dirty floors or walls will not work. Watson Seal LumberKote will work when contacting the wood or concrete surface and will attach itself on very lightly soiled surfaces such as stained areas where general work has been performed. Again, try to have the cleanest surface possible for adherence.

Joist –Under Floors: Warranty as described

Spray all joists after install time and control the 'possible saturation' area where problems could occur, lowering the ratio of exposed risk. Spray heavily all areas with Watson Seal.

Watson Seal LumberKote becomes economical and applicable as a 'one-time spray barrier', and for the first time in history in the housing market. Watson Seal Crawl Space Framing & Subfloor Sealer not only locks away the food source, moisture, and atmosphere while retaining vapor transference, it goes beyond by a protective and tough polymer film ready for future water incidents that will occur. As we know, many water accidents will occur in a structure's lifespan.

Walls: Warranty as described

This is usually where problems begin and is the one of the most important areas to cover. We find most water intrusions end up with 'resting' in the lower 4 feet of the inside wall cavity and on the sill plate adjoining the base surface. Eventually, the water 'weeps' through wallboard and displays the wet color in the paper, core, or lumber finish. Since this is the perfect area and climate for mold growth, it goes unchecked and is usually covered with baseboard, thus, hiding the damage yet to be seen. This event is

usually caused by poor construction habits or design, pipes leaking, and windows left open to rain showers, just to name a few reasons. Roof leaks from several stories above end up in the wall cavities when water follows the path of framing lumber. Watson Seal LumberKote has been through many incidences when this occurred, and upon removal of the contaminated materials, Watson Seal LumberKote has shown its qualities of protecting the frame wood, sill plate, and the inside wall cavity, saving thousands, even hundreds of thousands of dollars in remediation and removal of structural framing.

In one instance, of a pipe breaking and flooding a newly built multi-family structure, the workers, discovering the problem a week later, found that contamination of losing materials was present. With the simple removal of wallboard, baseboard, insulation, and carpet that had flood damage, Watson Seal LumberKote showed no mold growth inside the wall cavity, or on the floor that was sprayed. The area was dried out, re-sprayed, and finished with no recalls or problems after 15+ years. Application saved the builder from closing an entire 3-story (newly built) 12 unit apartment complex. Simple cleanup and basic remediation were made, the coating was unchanged and remained in place. Over the course of the year, the builder had eight additional incidences (a common factor for a builder that size) during construction of which the sealer had proven itself. It is important to note the fact that during construction, water accidents occur quite frequently during the pre-roofing phase and plumbing line testing, along with many days of an open window and door entrance exposure to the weather and rain. Watson Seal LumberKote will not 'wash off' like other products, such as soda treatments and singular treatment sprays. This important aspect is a huge selling point for any builder. Imagine the loss of time and money to fix or repair these problems, let alone the builder getting a 'sign-off' afterward.

Pool / Pool Houses, Hot Tubs, Spas and Saunas: Warranty as described

Very Important areas- Spray behind all areas heavily, keep in mind not to spray decorative wood, fiberglass, or pumping/electrical equipment. Do not apply Watson Seal to the inside of the pool/sauna/hot tub/spa. Apply Watson Seal LumberKote inside the pool equipment rooms for added protection following the previous recommendations for structure.

Garden Boxes / Fish Ponds: Do not apply to the inside or 'living' areas of fish pond structures.

Do apply under the rubber membrane before insulation. Garden boxes and Planters are fine for coverage.

Cracks in Foundations: Warranty as described

Watson Seal LumberKote plays an important role in preventing 'moisture creep', we do, however, recommend repairing the opening prior to application. Again, note these important areas on your paperwork. Imagine that in the future the crack will enlarge, as it will do, exposing a path for moisture to enter the building, and possibly raising the moisture threshold.

Garages: Warranty as described

Spray the wall cavities well, as you can imagine, most homeowners will clean their garages with a hose and lots of water sometime in the future. This act also lends itself to water under the sill plates and into the cavity by way of force and absorption. Then imagine the owner closing the door before it is fully dry (which may take weeks) which will always happen. Think to protect the customer with Watson Seal

Crawl Space Framing & Subfloor Sealer never think that it 'will not happen'. It will, and more than likely, it will be due to human error, water accidents, applying water to clean an inside surface, repairs and modifications made, and unknown future events out of your control.

Skylights- Roof Fixtures No Warranty – But critical to spray!

It is highly recommended to apply Watson Seal LumberKote around the backside of skylights and roof fixtures, this application does carry Warranty protection due to the fact that the current design of 'holes in the roof' is not without fault, it will leak, rot the plywood over time, and present a problematic issue in the coming years. Water damage causes issues to roof plywood and usually spreads outwards. Watson Seal LumberKote will greatly help in this matter, and it is up to the customer as to how extensive they wish Watson Seal Crawl Space Framing & Subfloor Sealer to be applied. Think that it will happen, it usually does, and protect your customer as best you can. Humanly, it is the best that we can do until they build the 'perfect structure'.

Stucco: Limited replacement Warranty (Between Styrofoam and wood base)

Watson Seal LumberKote should be applied to wood facing before the stucco process is applied. Watson Seal LumberKote should be sprayed on the exterior plywood before siding is installed. This is important in coastal and river areas. Use LumberKote to pre-spray exterior core board prior to stucco attachment.

Changes in Construction/Re-Do's/Repairs: Warranty as described

Re-spraying is required. Watch for these and note them on your paperwork. Most builders dislike the idea of repair/redo, and we will avoid any additional cost to retreat these surfaces. They usually occur in the bath and plumbing areas: pipe changes, relocation of fixtures and additional windows installed, to name a few. You can imagine the various changes that can be made.

Can Watson Seal Crawl Space Framing & Subfloor Sealer Be Sprayed Anywhere? Watson Seal LumberKote can be applied on almost any surface in the construction world. (Remember, not on sites or areas of abrasion or wear.) It has possibilities of pre-spraying ceiling tile, general sealing of drywall, sealing interior concrete floors, framing lumber, plywood, OSB plywood, sill plates, cement board, just to name a few additional uses.

Before framing begins, spray under sill plate on houses for added moisture barrier protection. Apply Watson Seal LumberKote as thick as possible on bathroom floors to offset future toilet overflows. Remember, Watson Seal is a preventative barrier in these instances since bacterial contamination can rest on the face of any coating or structure and cannot be controlled by the substance underneath the organic matter.

Watson Seal LumberKote is a barrier between the wood substrate and the incident – it buys the owner time for cleanup without total destruction of property area. Cleanup is enhanced 95% by the pre-treatment of Watson Seal LumberKote.

Use Watson Seal LumberKote to pre-spray exterior core board prior to stucco attachment. Remember outside decks, roofs, gutters, soffits, are not applicable for Watson Seal LumberKote treatment or Warranty privileges. Of course, all the above mentioned ideas for application will vary and are limited in

some instances. Test before proceeding or call us for questions. Again, it is important to mention Watson Seal LumberKote should not be sprayed on heating elements, foodstuffs, pets, light bulbs, inside light sockets or electrical panels, refrigerators, air condenser units, washer and dryer units, appliances, decorative fixtures, and surfaces. Do not apply to marble, Corian-type, granite, faux, cement or tile countertops, stainless steel, or similar surfaces. Please call us if any surface is in question.

Precautions:

In spraying Watson Seal LumberKote, remember to follow all safety regulations, OSHA rules, and be aware of unprotected personnel who may be in the area being treated. Allow at least one hour, or when the film dries, for the mist to settle before other personnel enters the treated area. Fans, hot air blowers, kerosene heaters HVAC units, or any air disturbance equipment needs to be shut off and covered prior to application. Tools, saws, and construction equipment should also be removed or covered prior to spraying. Inspect your area before spraying, place signs and rope off the area for the safety of others and yourself. Be aware that Watson Seal LumberKote like any liquid is slippery when wet; use caution and plan not to travel on its surface until dry. Think safety first. Dispose of containers properly. Clean spills immediately. Look at your site before application, standing water, water runoff areas, sawdust, mud accumulations, trash, or anything preventing the proper attachment of the film should be resolved and clean/prepared for application.

Application of the product should be considered a valuable upgrade and marketing tool. The product application also carries a USGBC LEED-point bonus. 4.5 for low emitting coatings.

Watson Seal LumberKote has been tested in regard to fire resistance (174 Flash Point). Keep in mind most products show no flash point rating. Asthmatics and allergy sufferers will appreciate the ability of Watson Seal to cover mold susceptible areas and homeowners will enjoy peace of mind when it comes to water incidents in the home.

Builders and homeowners will appreciate the Watson Seal LumberKote label for selling or re-selling property. This pre-treatment may become standard practice particularly in the new housing industry and can be as important for the value of the home as are termite treatments. Future building codes, in general, may require some type of mold treatment for new structures and builders would be wise to use the Watson Seal LumberKote to attract a growing number of concerned buyers who want to see this type of inexpensive added protection protecting their property investment.

Watson Seal LumberKote is inorganic in nature when dry, so its barrier continues to shield throughout its lifespan of up to 30 years or more. A dried film sample was tested under water for 5+ years, dried out, and found to retain all of its qualities. Lawsuits will certainly lessen with its use, and the cost of the product and application is minimal compared to expenses associated with legal proceedings against Builders and Developers.

Watson Seal LumberKote is the least costly and yet most effective product of its kind in the marketplace. LumberKote may be just as important as the front door or added fireplace.

Contact us for any questions or information needed.

Manual - For information use only – Copyrights exist on the manual as well as Trademarks and Patent Pending status. The manual strives to cover most aspects you encounter. Continued education on

Watson Seal LumberKote through the years will keep you up to the date of changes and important information. We have the right to inspect your application of LumberKote at any time. It is our intent to make sure proper techniques are being followed.

Advertising – We must approve in writing or by e-mail prior to submittal. Allow time to be reviewed. Use of logos and miscellaneous Watson Seal materials must be approved in writing prior to submittal. No assignments, agreements of use or transfer of this manual may be made under any circumstances.

Equipment and Maintenance – Distributor/licensee's responsibility.

Pre-damaged areas – Proper remediation must be completed prior to application of Watson Seal.

Areas that are not warranted:

Covered areas and inaccessible areas.

HVAC areas, Appliances, Furniture, Valuable

Items, Pre-Flooded/water Damaged Structures,

Insulation, Electronic Items, Automobiles and

Mobile Homes, Trees,

Fish Ponds, Swimming Pools, Spas, and Hot Tubs,

Drywall/wallboard and Joint Compound

Policies:

Employees (Not of Our Company) – We are not responsible for any actions of persons other than our own employees.

Taxes – It is your responsibility to pay taxes or notes due in part or full. We do not charge tax on resale items although a Tax ID Number is required for purchases of Watson Seal products.

Policy and Other Information Regarding Customers: Our Policy regarding customers that you ('you' or 'your' is used here to replace 'the Dealer') develop is that you are your own. We have no 'in-house' groups except those not covered by area distributors. If they are next to or near your territory we will ask if you can service them first, although this does not mean that we will automatically award this 'unserved' area to you. If you choose to work this 'unserved' area limitations/restrictions will apply to expansion. If a builder, company, or developer reaches into this area, you can request from us - in writing – your desire to serve them. If the area is already secure, you must be given permission in writing from the area representative(s) before continuing and you will need to provide a copy to us of the written permission for our records. You may work out an agreement to co-share work and profits between both owners of those areas; however, the company shares no liability as to the outcome or payment between those parties. We do not cover Employee issues of any kind or type.

As to Customer servicing, refusal of servicing (unless economics show differently) and the many other areas of non-performance issues arise, we have the option of recalling, modifying or canceling your Dealer Agreement at any time for any reason. Bear in mind that we wish for your success and will assist you in this goal, of course, within reason. Any contracts that you or your company engages in are your responsibility. Implied claims or warranties other than our own are not our responsibility. Damages due to failure to comply with company and guidelines may be subject to legal recourse and termination without cause. Any legal fees or expenses incurred in this event may be reclaimed by the Manufacturer or parent distributor group upon discovery. Doing the right job for the customer is foremost. The Manufacturer reserves the right to review and issue a response to future circumstances, sampling if needed, site review, and final action, and settlement if any.

The Manufacturer and Master Distributor will be held fully blameless in any case of misuse or misapplication, including, but not limited to, human, pet/animal ingestion or injection, personnel misuse, breathing or ingesting the product, skin rashes or discomfort, eye contact with product, open wound contact, secondary health issues-mental or physical, either by primary applicator and /or secondary personnel and/or customers who come into contact with Watson Seal Crawl Space Framing & Subfloor Sealer.

Avoid application to the inside of fish tanks, swimming pools, spas, hot tubs, saunas, or any questionable use other than outlined in this manual. Airborne spray droplets or mist contacting non-approved surfaces are not covered. Damages to shipments, labels, containers, etc. are out of our control and will be rectified depending on circumstance, if applicable. We are not responsible for proper disposal of containers – please consult your landfill for suggestions and recycle if possible.

Claims by Others:

Claims

Claims may be submitted in writing and delivered by registered mail, signed for with recognized receipt of such. With full company notice, to be reviewed, inspected, property available to be inspected and cause found not limited to discovery destruction and sampling, a full analysis of the issue, and means of attaining proper inspection and discovery shall be made available to the manufacturer by the customer, client, company, developer or owner. This may also include the history of the structure, destruction of the area to discover cause without recourse, and it will be our decision as to satisfaction of the claim.

Warranty Issues

Warranty issues are applicable in any case, limited per occurrence basis, the final determination of reward or repair by the Manufacturer. Warranty may be transferred through the life of the structure. The area affected is determined by acceptable saturation limits governed by ASTM rules and particular state requirements as to saturation levels deemed acceptable, using indoor air quality guidelines. Remediation is not covered unless we approve and is properly performed and completed by certified remediation specialists, with our right to reapply Watson Seal to the area affected. Wallboard, insulation, appliances, cabinets, flooring, HVAC systems, and vent systems are not included. We reserve the right to determine coverage, cost, and repair. Other rules may exist. Contact us with questions. Full 30 Year Limited Warranty is given in most cases. Homebuilders who apply our products receive a 30 year

Builder Limited Warranty if the product is applied properly according to directions. Email us for more details.

Fraudulent Claims Recovery

Fraudulent claims recovery –damage to Manufacturer’s reputation, others misrepresentation, legal costs, and repair costs, etc. – on our behalf, may be made at any time and may include all parties involved. A builder/owner cannot claim ‘mold relief’ on occupied or unoccupied units not serviced by continuous and operating HVAC units. It is found that levels of (RH) relative humidity become extreme due to concrete curing, water accidents, and enclosed homes or units without proper ventilation to remove the humidity, are subject to mold infestation and are not covered. Humidifiers operated or pre-operated causing the relative humidity increase over acceptable known limits is not covered - limits over 65% RH. Water accidents, intentional or not, must be reported within 24 hours of notice with repair to the area occurring upon discovery. Hurricanes, floods, fires, criminal acts, acts of God or nature, poor construction techniques, are not covered or warranty for replacement.

Discussion of Claim Matters

In the discussion of claim matters, our company will be very proactive in determining and resolving any dispute that arises. We hope we have designed for you the best product available.

We hope we answered many questions, if you have others call us.

Visit- www.watsonseal.com

Questions about Watson Seal

1. What is Watson Seal LumberKote made of? LumberKote goes on as organic and then dries to an inorganic-effect film. The adhesion is purely ‘covalent’, thus locking into the surface of the wood. The Watson Seal LumberKote film transmits the proper moisture content by means of dehydration osmosis coupled with resistive moisture uptake. The dual stage transmission allows for a more even drop in MC, or ‘curing’ as we call it, preventing most of the problematic issues known in the industry. This proven technology method is used only by Watson Seal in the marketplace and is designed to replace toxic methods used today, as well as improve multiple aspect issues relating to wood performance characteristics.
2. Is LumberKote Toxic? No. See Independent Test results. Passes California regulations including #65.
3. Why use Watson Seal LumberKote? The growing concern of toxic chemicals and fungicides used on wood today places enormous pressure on the industry to change to ‘green’. Over the years, the industry advanced from heavy tar creosote, CCA, ACC, Copper Arsenate/Quat chemicals and many others, all to the detriment of continuing the ‘toxic recipe method’. With millions of gallons of fungicides continuing to enter the environment, pressure developed from environmental groups, EPA, insurance

and high costs of employee exposure, not to mention the simple change-out of a 'tote' of toxic liquid and the method required. All these reasons, over the years, have left the industry with exposed costs and growing loss of profit to the Builders. Exported Lumber has suffered from the refusal of receiving 'toxic lumber' into many 'buyer' countries, and the issue is only getting larger. Green-minded builders and designers are now under pressure to adapt environmentally friendly products, leading to the Forest Sustainability Ratings and other environmental approvals as an example. Watson Seal Crawl Space Framing & Subfloor Sealer is a non-toxic polymer liquid designed to replace all Fungicides, and mold/stain toxic chemicals used today.

4. How does Watson Seal LumberKote work? Watson Seal Crawl Space Framing & Subfloor Sealer answers all the complex issues by 'polymer-wrapping' the wood in a breathable, tough and non-toxic coating. Watson Seal adheres like no other, resistant to moisture uptake. Major independent tests prove Watson Seal performs better than current treatments. No longer do you have to 'buy' the 3, 6, or expensive 9-month plan when it comes to buying a mill-wood treatment. Watson Seal Crawl Space Framing & Subfloor Sealer remains on the wood for years and won't cost you more for any "added" Warranty.

5. Why should we change our methods? Let's look at the current methods and costs. Unknown to many, waste products from other chemical processes are used in the toxic lumber product blends used today. Just the carbon footprint and environmental damage are enough to be concerned about. Now let's consider transportation issues, insurance costs with toxic chemical handling, enviro-lawsuits, personal health issues and lawsuits, VOC/air issues, spill and clean-ups, and the tainted image left in the minds of buyers, due to other toxic products. These concerns are eliminated by switching to Watson Seal.

6. How do we apply Watson Seal LumberKote? Simple spray application.

7. Can LumberKote be used on all wood species? Watson Seal Crawl Space Framing & Subfloor Sealer can be applied to all wood species known. LumberKote helps in the 'curing' of wood. LumberKote's tendency to prevent rapid-uncontrolled dry out leading to end cracking, spalling, checking, warpage, and a host of problems are minimized. This may assist in reducing the commonly known 10% end cut waste in the past.

8. What benefits does Watson Seal LumberKote have that is currently known? Independent Labs prove the Non-toxic components of LumberKote, its adhesion, and performance. The fact that the polymer liquid has been used for the past 21+ years in new construction, remediation, and commercial applications with millions of feet applied. It was in those industries that the desire to have a Non-toxic treated lumber became apparent. Proven in multi-family environments where water damage potential is extreme, the polymer liquid prevented many costly remediation events to date.

9. Does Watson Seal LumberKote smell or have VOCs? No VOCs- See MSDS. The aspect of having no VOCs will bring your mill into the future, and provide a healthy environment for your employees and the towns they live in.

10. Does Watson Seal LumberKote affect drying and curing? LumberKote's 8-10% Perm rate brings wood moisture content under control, however we do not guarantee performance at this specific 8-10% MC rate. We guarantee to bring MC to acceptable levels. Watson Seal LumberKote improves lumber. Instead of uncontrolled weep out of moisture it allows a '3 -dimensional weep-out' from all sides controlling warpage, cracking, and the usual host of issues. While Watson Seal will help solve many of the issues common in the industry, and the profit losses incurred.

11. Will Watson Seal LumberKote work on Pressure Treated Lumber? Yes, LumberKote applied to PT wood will keep the toxic leaching effects to a minimum. Safe for all Metal Hardware.

12. How much is Watson Seal LumberKote? Call for details

13. Does Watson Seal LumberKote have a Warranty? Yes. The Warranty is a 30-Year Limited Warranty with Lumber replacement provision if required.

14. How is Watson Seal LumberKote shipped? LumberKote is packaged in five gallon containers, a.k.a "Units" and shipped F.O.B. ground transit.

15. How does Watson Seal LumberKote affect shipping and transportation issues? No increased insurance costs and hazardous labeling requirements. Class 60 Rating. We are also CE Rated. (Controlee Europe) No DOT restrictions.

16. Does Watson Seal LumberKote coverup Important Mill Stamps? Since the tint is semi-transparent, Mill stamps can be viewed thru the film coating.

17. Is Watson Seal LumberKote available in remote locations? Watson Seal can ship to any location on the globe or delivered via truck transport.

18. Can we sell Watson Seal LumberKote as an upgrade? Yes, in fact, LumberKote can be presented as an eco-friendly preventative benefit, as a moisture-resistant wood treatment, and as a Manufacturer flood-rated system. Additional use when applied to pressure treated lumber (PT), LumberKote retains the chemical treatment and prevents chemical wash -off and copper dissipation. This application to PT wood answers the issue of environmental damage as well as preserving the integrity of protection. This benefit is important in Coastal and River Zones.

19. Do we need to change our equipment? Usually, not, the spray tips may need adjusting or refitting. The possibility of upgrading to large tanks and auto-filling methods may be covered upon inspection as an additional cost-reducing option. We will work with you concerning the application or container types. Watson Seal LumberKote may also be 'truck mounted' in an IBC or tank, using a reel hose power applicator system, just so the product is stirred properly and kept from freezing.

20. How is Watson Seal LumberKote treated when it comes to international shipping? Class 55, Non-toxic. We can help with Customs and import rules as well. Our base polymer liquid has been used in over 36 countries to date.

21. Do we have to wear white suits and oxy masks when working with Watson Seal LumberKote? A Paint mist rated mask is best along with proper eye protection. We do suggest old clothing, hair protection, eye wash protection. and a paint/particle mask if other people are in the area. General safety rules and reasoning apply here. (OSHA may require additional regulations, i.e., Work shoes, Hard-Hat, etc.)

22. How can Watson Seal LumberKote be cleaned up in case of a spill? No fear, LumberKote is non-toxic and landfill approved. Spills can be mopped up using any variety of methods, water wash-downs (if reasonable) can be easily made. We do advise that direct dumping of Watson Seal LumberKote into streams, lakes, or drainage and sewer lines is illegal and may carry hefty fines.

23. Can Watson Seal LumberKote? No. We supply LumberKote at standard strength and mixture, reducing the chance of mixture errors and longevity issues. And yes, we can tell if the product has been diluted, so don't dilute it.

24. What is the estimated life of Watson Seal LumberKote? Varies, the sealer was designed to have a cycle life of 65 years or more.

25. Is Watson Seal LumberKote water resistant? Yes, LumberKote will resist water uptake over 90%. In common use, LumberKote retains the Moisture Content of dried lumber, and redries down to its 8-10% level, preventing water-rot, spalling and twist.

26. Is Watson Seal LumberKote a 'new' flood-grade lumber? We are currently in research to present a 'flood-grade' lumber type that has never been considered in the industry. As we know after a major flood event, the lumber is contaminated to the point of 'unhealthy', leading to mold, mildew, and a host of warping problems. The building and insurance industry has 'taken- it -on- the- chin' when it comes to protecting against flood damaged wood. Using Watson Seal LumberKote provides the consumer with a 'repairable wood', and in many real-life cases, has proven the value when cleaning up after the flooding event. Watson Seal Crawl Space Framing & Subfloor Sealer remains in place to protect homes and structures against future events, no matter how many.

27. Do we need to apply fungicides? No. Many have been found to be Systemic in leaching into plants. This may affect pollinators.

28. Will mold grow under Watson Seal Crawl Space Framing & Subfloor Sealer, or on top? No. Independent Lab tests prove NO growth under or on top.

29. Who do we call for WATSON SEAL questions or issues? www.watsonseal.com 1-877-732-5481

30. What is the coverage (sq.ft.) of WATSON SEAL? 500 sq. ft/per gallon – 2,500 sq. ft per % Gallon Unit

31. Is Watson Seal LumberKote freeze stable? No, when in liquid form, yes when applied and dry on the surface.

32. How is Watson Seal LumberKote stored? LumberKote can be stored easily on site without added permits, fire insurance bonds or added insurance premium risks. See your Rep for details and plans. Keep from freezing. Once applied the coating is freeze stable.

33. What temperature extremes can Watson Seal LumberKote handle? The dried polymer film has survived minus-48 degrees in upper Canada/Alaska, to Tropic extremes and desert conditions.
34. What are the disadvantages of Watson Seal LumberKote? Slight variations in color when used on frozen lumber. Watson Seal LumberKote may turn slightly white when loaded under high moisture content. Upon dry-out, LumberKote returns to clear. *Note-this only applies to "Clear Watson Seal LumberKote"
35. How does Watson Seal LumberKote help 'cure' the cracking, checking, twisting and spalling effects of wood? Uniform drying control is the key; LumberKote is the only method that allows proper hydration percentage rates on a dimensional level of control.
36. How does Watson Seal LumberKote affect metal hardware attached? LumberKote improves hardware performance and longevity.
37. Can Watson Seal LumberKote lumber handle construction adhesives? Yes. LumberKote provides a great surface attractant.
38. Can Watson Seal LumberKote handle sprayed insulation, epoxy coatings? Yes. Foam-sprayed urethanes, as well as mineralized lap boards, general insulation, and, will not affect vinyl overlays.
39. How often does Watson Seal LumberKote need to be re-applied? It is a one-time spray treatment.
40. Is Watson Seal LumberKote fire resistant? Flashpoint at 174. Could be the time needed to escape a fire.
41. How does Concrete affect Watson Seal LumberKote? Has no known detrimental effect.
42. Can we continue to use fungicides then treat with Watson Seal LumberKote Yes, if you wish. In-mold tests, the mold was not found living under or on top of the film in extreme lab and jungle testing. Also, Independent Testing Labs were used.
43. How does Watson Seal LumberKote affect the strength of lumber? Dry lumber = Strong Lumber. Drop the number to 8%+- and the perfect condition exists.
44. Will Watson Seal LumberKote crack or peel? No. Apply when temperatures are above 38 degrees.
45. How does Watson Seal LumberKote affect wallboard/drywall when attached? LumberKote keeps moisture environmental issues from migrating to other material attached.

Watson Seal -General Product Information

Product Information provided remains the property of Manufacturer and may be distributed under written permission of same. Manufacturer's findings and tests made the cover a span between 1995 to June 2018. Check for Warranty information updates.

Visit www.watsonseal.com

Test Ratio- Full Strength- Saturation Rate applied- 100%- 1-3 mil thickness avg. Best application method- Commercial power sprayer. 1 coat. We recommend the Graco 695 with 6" or 8" fan tips with #313 orifice.

Dries Transparent Orange. Do not dilute. Spray according to Label Directions.

Do not apply a coating to or on top of oil based coatings, or wax-based coatings.

Application Rate—Varies as to product area application and personnel experience average is 400-600 sq.ft.-per gallon- using high pressure-moderate volume. Apply until the surface is wet-keep moving until finished if possible.

EPA Registered Company

Meets EPA exemption-FIFRA regulations.

DOT Regulations Class 60.

Exceeds ASTM C-1071 Requirements for coatings.

Meets or exceeds ASTM standards - D3359-08, C-1520-02, E2418-06, inspection E190397(2002 revision), D3273, D5590, and many others.

Toxic rating - 0 -Non-Toxic- Methods tested-rat/rabbit/rainbow trout/daphnid/flathead minnow/saltwater fish/bees/Humans

No Leaching, ASTM Rating-9-10.0- Resistance to wash-off when dry- 99.9%

Full water immersion test- 100% retention over 119+ months. No delamination or dissolving of the film noted.

Prevents nail and hardware rusting and oxidation. Use to seal Crawlspace, subfloors, wall cavities, attic wood, interior brick, concrete, cinder block, and underlayment.

ASTM-D3273, D5590-Enviro-chamber-60+day for mold / mildew / fungal resistance - (30 day is normal test)-365+days-tropical-10.0

Freeze-resistant when dry-to minus 30 degrees.

Great for all lumber materials including plywood, OSB, all subflooring, trusses, and engineered wood. Prevents chemical leach-out in Pressure Treated wood.

Not Hazardous under State of California regulations, Landfill and wash-out method approved for disposal (Calif. Rules). Prop 65 compliant. SCAQMID compliant.

Boiling point-212 degrees- Flash Point- 174+ degrees. PH-7.5-8.0

Hot radiator surface-220 degrees.

Permeation Rate- 0.480 Wood perm rate 0.45 or 24 perms (normal)

Adhesion rate-98.90% (normal paint primer is 75-91%),

No VOC's. (0-VOC)

Optical quality- Orange tint is semi-transparent when dry.

Flexural strength-3 times stretch, 100% when applied. The film is UV resistive without additives.

LEED qualified product 4.5, Low emitting coatings, 3 points possible for use in schools.

Non-reactive to ferrous or non-ferrous metals. Test on surfaces for appearance properties before using. Safe for truss plates, gate hardware, engineered I beam joists, subfloor plywood or osb, wall cavities, electrical wire sheathing, all plumbing pipes, ductwork materials, roof cavities.

Nontoxic, Non-Corrosive. Non- Leaching. No off-gassing.

Cautions: Observe OSHA Safety Rules and Regulations.

History of Tricopolymer base Product- Since May 1995.

Store above 35 degrees, but not over 100 degrees. Strain before spraying as usual with coatings.

Observe OSHA Rules and Regulations. Cover personal belongings; wear eye protection, hair and skin protection. Paint mist type mask and eye protection are required if spraying. Do not run HVAC while applying. Will handle most desert application conditions. Keep Buckets sealed and away from Children and Pets to prevent accidental drowning and ingestion. Do not inject or ingest. Clean copper materials before soldering or wiring components. Do not spray into electrical boxes, heating elements, oily surfaces, and valuable objects. Tarp over important non-application areas with rubber backed drop cloths only. User assumes end use risk. Site reports must be submitted for Warranty for each project. The Manufacturer is not responsible for prior issues, labor, Mental or physical issues, lost time or labor, spray equipment or repair, application results, overspray, spills, completion or timely delivery. No Warranty or performance guarantee is inferred in this document. Some rights vary from State to State. Not all topics are covered in this manual. Information published and its accuracy is to the best of our knowledge and belief at the time of publication.

Recommended Installation Equipment:

Graco 695 Standard Airless Electric Sprayer – Unit operates 2 guns simultaneously

2 x 100' Hoses

2 guns with 6" or 8" fans tips, Graco# 313 orifice

Extension Cord

Estimated install time: Appx 2,000 sf / crew of 2 = appx 3 hours

Drying time: 1 hour or less

