

Crystal Clear SXL Over Tile Balcony Waterproofing Application Guide



Health and Safety

VersEseal Crystal Clear SXL Part A Over Tile Coating, VersEseal Tile Adhesive, and VersEseal Tile Grout are water-based products. While they are generally low-risk, we recommend wearing gloves, eye protection, and overalls during use.

VersEseal Crystal Clear SXL Parts B and C may cause allergic skin reactions and serious eye damage. It is essential to use chemical-resistant gloves, goggles, and protective clothing when handling these components.

Always mix in a well-ventilated area or outdoors. Please read the full Safety Data Sheet available at www.verseseal.com.au before use.

Important Application Information

- VersEseal Crystal Clear SXL must be applied at a total wet film thickness of 0.5 kg/m², typically achieved over five coats. This results in a final dry film thickness of approximately 0.25 mm. Achieving this total thickness is important for long-term waterproofing performance and durability.
- For best results, the balcony should be cleaned one week before application where possible. This allows moisture introduced during cleaning to fully dry out of the tiles, grout, and substrate before coating begins.
- On the day of application, wipe the surface with a damp cloth to remove any remaining dust or loose dirt. As VersEseal Crystal Clear SXL is a clear coating, any dirt, staining, or contamination left on the surface will remain visible once coated.
- Do not use solvent-based sealants prior to application, as these may interfere with adhesion and curing. For gaps or repairs, VersEseal Tile Grout is recommended.
- If whitening of the VersEseal Crystal Clear SXL occurs during application, stop immediately and allow the coating to dry until it clears. Persistent whitening indicates that the substrate still contains moisture and must be allowed additional drying time before continuing. Please call us to discuss if this occurs.
- Only apply when rain or dew are not forecast for 48hrs and when surface temperatures are between 10°C and 30°C. Avoid applying outdoors during the hottest part of the day and do not apply in extreme heat. If high temperatures are unavoidable, apply thinner coats and increase the number of layers to help prevent bubbling while the membrane cures.
- In cool, humid, or damp conditions, drying times will need to be extended. A rainy day should be considered a non-drying day, even if the balcony is sheltered. Drying can be improved with air movement and gentle warmth. Always ensure good airflow during and after application to assist curing.
- Clean all tools and equipment with water immediately after use.
- **If you have any questions at any stage of your project, please don't hesitate to give us a call for tips and advice! Ph: 1300 891 576**

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Surface Preparation

Begin by thoroughly cleaning the balcony tiles using a suitable method for the area. Remove dirt, grease, mould, and any other contaminants that may interfere with adhesion. Allow the surface to dry completely before continuing.

If using a strong cleaning solution or acid wash, first wet the tiles and grout with clean water to reduce the risk of etching. Wear chemical-resistant gloves and eye protection, and apply the cleaner carefully to avoid splashing. Allow the cleaner to work as per the manufacturer's instructions, then rinse thoroughly with clean water. Repeat if required.

Do not apply acid-based cleaners to dry grout and never allow them to sit on the surface for more than a few minutes. Do not leave acid-based cleaners unattended on the tiles or grout. A small test patch in a non-critical area is strongly recommended before proceeding with full area treatment.

Once the surface is clean and fully dry, remove any existing silicone or sealant using a scraper. Ensure all residues are completely removed from the surface.

Check Tile Condition

Inspect the tiled surface to ensure all tiles are well adhered to the substrate. Check for any tiles that are loose, lifting, cracked, or drummy when tapped.

If tiles have previously been removed or repaired, ensure the adhesive used is suitable for the substrate and that the tiles are firmly bonded with no movement.

Any loose or damaged tiles must be repaired before applying VersEseal Crystal Clear SXL. Where issues are identified, refer to the VersEseal Tile Adhesive Application Guide for instructions on correctly removing, preparing, and re-fixing tiles.

The substrate beneath the tiles must be dry, sound, stable, and free from movement before proceeding with the coating system. Allow any repaired tiles to fully cure before continuing with grouting or coating.

Check Grout Condition

Inspect all grout joints across the balcony. Grout should be firm, intact, and free from cracking, gaps, or missing sections.

Any loose, damaged, or missing grout must be repaired before coating.

Refer to the VersEseal Flexible Grout Application Guide for the correct procedure to remove and replace grout where required.

Hairline cracks in otherwise sound grout can be sealed over directly with VersEseal Crystal Clear SXL during the coating process.

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Mixing the SXL Coating System

Always wear chemical-resistant gloves, safety goggles, a P2 mask, and protective clothing when handling these products. Parts B and C are classified as irritants and may cause skin or eye irritation. Avoid contact with skin and eyes and wash thoroughly after handling.

Mixing must be carried out outdoors or in a well-ventilated area.

Parts B, C, and the grip additive are pre-measured to match the quantity of Part A supplied and must all be added to achieve the correct performance of the coating.

Slowly add the entire contents of Part B (adhesion promoter) into Part A and allow the bottle to drain completely.

Next, add the full contents of Part C (hardener) and again allow the bottle to drain fully.

Mix the combined contents using a paint mixer attached to a drill for approximately five minutes. Mix at a low to moderate speed to avoid introducing excessive air bubbles.

After mixing, allow the product to sit for approximately five minutes to allow any trapped air to rise before application.

Do not thin the mixture and do not add any other products or solvents.

Gently stir the mixture before and during application to keep the contents evenly blended and prevent settling.

Once Parts A, B and C are combined, the product has a usable working time of up to 12 hours, depending on temperature and humidity.

Coating Application

Before starting, remove any loose fibres from the roller by wrapping it in tape and pulling the tape off. This helps prevent loose fibres from getting into the coating.

Start by using a brush to apply VersEseal Crystal Clear SXL into all internal corners, continuing the coating up onto the tile skirting to help seal the floor-to-wall junction. Then apply the coating along the grout lines and into any cracks, use the roller provided (or a foam brush if applying a gloss finish) to spread the coating evenly across the tile surface.

Work from one side of the balcony to the other and maintain a wet edge as you go. Avoid leaving drips or pooled product on the tiles, as this may cause an uneven finish.

Keep the roller wet with product while working so it does not dry out or drag across the surface.

Allow each coat to dry until it is touch dry before applying the next coat. Under good drying conditions (around 25°C, 50% humidity and good airflow) this is usually about one hour.

Take care not to damage or contaminate the coating between layers. Ensure the surface stays clean and free from dust before applying the next layer.

Add the grip additive into the mixture before applying the second and all subsequent coats, and mix thoroughly to ensure it is evenly distributed throughout the coating. Continue to gently stir the mixture during use to help prevent the grip additive from settling.

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Coating Application Cont.

Pour the product into a paint tray or directly onto the surface and spread it evenly with the roller or brush to maintain a consistent finish.

For gloss finishes, apply all coats using a brush for a smooth, even appearance.

For satin or matt finishes, use the 4 mm microfibre roller. This will create a low-sheen, lightly textured finish with added slip resistance.

Use all of the product supplied to ensure the correct coating thickness is achieved. This is typically applied over five coats.

Apply each coat evenly, paying particular attention to grout lines, corners, and any previously cracked tiles.

Avoid applying the coating too thickly and do not allow the product to pool on the surface. Allow at least one hour drying time between coats under good drying conditions (around 25°C and 50% humidity).

When finished, the total product applied across all coats should equal 0.5 kg/m² to ensure the waterproof membrane performs correctly and provides long-term durability.

Sealing Corners

Once the surface is dry, re-apply a Neutral Cure Silicone only in your preferred colour to internal corners and floor-to-wall joints. Follow the silicone manufacturer's instructions for best results.

Neutral Cure Silicone is not supplied with this system.

Aftercare

Allow the coating to cure for at least 36 hours before exposing the surface to water or rain. Wait at least 96 hours before placing furniture or other items on the surface.

Avoid cleaning the surface or using any chemicals for at least 7 days after application. This allows the coating to fully cure and reach its final strength.

For regular maintenance, clean the surface using a soft cloth or mop with diluted, non-abrasive cleaning products. Do not use harsh chemicals or abrasive cleaners.

On dark-coloured tiles, some temporary blushing, whitening or slight discolouration may be visible when the coating becomes wet, particularly while the membrane is still curing. This will clear as the surface dries and will gradually disappear as the membrane fully cures. This is a cosmetic effect only and does not affect the integrity or waterproofing performance of the coating.