

Specialist applicators and manufacturers of environmentally safe, anti-corrosive sealers for weatherproofing, waterproofing and topsealing metal structures, roof tops, dams, and parking areas.

PRODUCT CATALOGUE 2005

Introducing our technologically improved cold-application Sealing Emulsions :-



FOR WEATHERPROOFING STRUCTURAL STEEL, HULLS, TANKS AND PIPELINES



FOR WATERPROOFING DAMS, FISH PONDS AND FLAT-TOP CONCRETE ROOFS



FOR FILLING CRACKS UP TO 5MM WIDE IN ASPHALT AND CONCRETE SURFACES



FOR SEALING DAM/BUND WALLS/WALKWAYS & FILLING CRACKS BETWEEN 5-20MM WIDE IN ASPHALT SURFACES

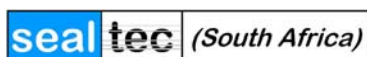


FOR PERMANENTLY REPAIRING POTHOLES IN ASPHALT SURFACES (ALSO KNOWN AS **"QUICKFIX"** IN AFRICA, MAURITIUS, MADAGASCAR)



FOR REJUVENATING EXISTING ASPHALT DRIVEWAYS AND PARKING AREAS

NOTE: ALL PRODUCTS ARE MANUFACTURED TO ISO 9002 SPECIFICATIONS AND APPLIED AT AMBIENT TEMPERATURES – NO HEAT REQUIRED



is a Division of Daveglen 400 Trading (Pty) Ltd (VAT # 4760193401)

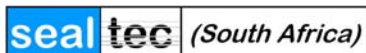
Tel: (27) 031-561 1210 **Fax:** (27) 031-561 6413; **Postal Address:** PO Box 25193 Gateway 4321; **Location:** Suite 301 Gateview, No 3 Sugar Close, Umhlanga Ridge; **Website:** www.focusmarketing.co.za (click on Sealtec);

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KEY PRODUCT CHARACTERISTICS

- Consist of a **patented** mix containing an activated carbon additive originally formulated to provide a strong, easy-to-apply and cost-effective **alternative to traditional “heating” applications** in the waterproofing, repair and surfacing of a wide variety of surfaces – from existing asphalt surfaces, concrete and corrugated iron, to soil based surfaces. Being water and chemical based products, these products are easy-to-use in both inaccessible geographical and application areas, whilst at the same time having proven themselves as being strong and effective through extensive testing by BKS Incorporated, Pretoria (Consulting Engineers), as well as through wide usage for more than 15 years by major provincial, government, and large, well-known corporate institutions;
- The key **patented** process underlying these products combines various chemical additives with a special activated carbon additive, allowing for a superior bonding strength, effectively allowing these products to “bind” onto virtually any surface material. This facilitates a **unique capillary binding action**, which prevents water seepage and the flow of water *underneath* these materials - making them long-lasting and effective under heavy water flows;
- Surface cracks and moving joints are no problem as **duraflex** products, being water-based, penetrate deeply into cracks and seal these effectively. They are also extremely **flexible** (i.e they do not crack);
- **Supersealers** can be easily combined with geo-textiles and other waterproofing membranes. They contain a natural **UV resistant** protective coating which prevents drying out and cracking of surfaces exposed directly to the harmful effects of the sun. This ensures longevity;
- A smooth, aesthetically pleasing and impervious waterproof surface (which can be painted any colour) is created. These products do not require heat in their application and are thus far safer to use in fire hazardous surroundings. They are also friendly to the environment, as they do not emit toxic gasses.

REFERENCES & CLIENT LIST

Full technical analyses of our products have been undertaken by BKS Incorporated, Pretoria (Consulting Engineers) and various Chemical Engineers. These results are available on request. The products have been successfully used throughout South Africa by various local and provincial governments (the Kwazulu-Natal Provincial Administration, the Gauteng Provincial Administration), NATCOS Oil Refineries, provincial hospitals, the Shoprite Checkers Group, the Holiday Inns Group, Gensec Property Services (Sanlam), Colliers RMS, RMBT Properties, JHI Group, Engineering Consultants, and a variety of large industrial companies. They have also been used in Mauritius, Madagascar, Mozambique and other parts of Africa.

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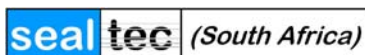
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MODUS OPERANDI WITH RESPECT TO AGENTS & EXPORTS

- 1) Marketing agency agreements are negotiated with bona fide distributors in specific geographical locations who can prove that they have the appropriate expertise to market, sell, distribute and supervise the application of our products and/or technology. A time period – usually 6 months – is agreed whereby the agent has exclusivity to a client and/or area in order to obtain supplier contracts and obtain orders for our products and/or our technology. These clients may be referred to the approved agent by **seal tec (South Africa)**. Thereafter, targets will be mutually set for the forthcoming year/s and the exclusive agreement continued indefinitely. If sales values do not meet targets agreed, **seal tec (South Africa)** reserves the right to actively seek an alternative agent to deal with that client;
- 2) All our manufacturing plants are capable of quickly and easily manufacturing any size order. This is so because the mixing and production of these products is a relatively simple process. All the ingredients are acquired from ISO 9002 rated specialist companies and are mixed according to a patented formula either at our own premises or at selected third party mixing plants throughout the country - all of whom are ISO 9002 compatible. To begin with, agents will be supplied with products from our Durban factories but, depending on volumes achieved by an agent, **seal tec (South Africa)** will investigate the feasibility of setting up a production facility in close proximity to an agent. In this respect our agents' duties are to obtain orders and confirmed payments and/or Letters of Credit from their clients. Please note that agents' clients must arrange transportation to their own sites;
- 3) In the event of a large potential contract in a remote market, where time delays and/or shipping costs make the final product costs prohibitive, it may be feasible for us to either:-
 - a) set up a mixing operation near our (agent's) clients' site either via the installation of our own necessary capital equipment or the utilisation of an existing company in the region to mix our ingredients under our supervision; or
 - b) set up a "joint venture" whereby **seal tec (South Africa)** supplies the technology as well as the marketing, manufacturing and application rights to this joint venture, whilst the joint venture "partner" or "client" would be required to fund the costs of the joint venture including the cost of necessary capital equipment required to manufacture the products, local labour, raw materials and the importation thereof, and any managerial and/or production fees -payable to **seal tec (South Africa)** required to supervise the mixing of the ingredients, concentrates and raw materials on behalf of the joint venture. The fee must cover all the expenses of **seal tec (South Africa)**, such as travelling, accommodation, and labour time taken to mix our ingredients. (In this respect, we can also be contracted to supervise the *application* of our products, although in certain circumstances this will be unnecessary due to the ease of application of our products). Fees are dependent on the size of the contract, location etc; or
 - c) sell the technology surrounding the mixing and production of our raw materials for a once-off, lump sum payment. In this respect **seal tec (South Africa)** will negotiate the sale of manufacturing, marketing and application rights to selected bona fide companies for specific geographical regions. This will include full technical "know-how" of our products together with long-term technical back-up. The price calculated for the purchase of these technologies is based on a formula of actual profit per m2 obtained in either the manufacture of the raw materials, ingredients and/or the mixing process. This is then multiplied by the estimated size of the market per annum to determine annual profitability. Our buy out price is calculated on a three year pay-back period.*

*Please note that any costs incurred in attempting to evaluate the above options must be borne by our agent's clients. These costs will include travel (to assess sites), accommodation and time.



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A NEW DIMENSION IN COST- EFFECTIVE ANTI-CORROSIVE SEALING
– (PATENTED 1994)

SPECIFICATION SHEET

APPLICATIONS

Used to provide an anti-corrosive protective metal seal for steel structures, tanks, shipping hulls and pipelines. **duraflex™ marine steelguard** is an internationally patented emulsion containing an activated carbon additive and anti-corrosive ingredients utilised to protect steel/metal structures, underground pipes, ship hulls, etc, from corrosion and wear and tear. It is also resistant to various aerial born acids and alkalis. Importantly, no heat is required to prepare the product or to apply it.

SPECIFICATIONS FOR “WEATHERPROOFING” STEEL STRUCTURES

1. Metal surfaces must be cleaned and all loose and flaking materials must be completely removed using a scraper, trowel or wire brush;
2. **duraflex™ marine steelguard** can be sprayed or brushed onto surfaces. Simply “paint” **duraflex™ marine steelguard** onto surfaces ensuring all exposed areas are fully covered. TWO coats of **duraflex™ marine steelguard** is recommended. In certain circumstances this can be reinforced utilising a geo-fabric membrane;
3. Allow the **duraflex™ marine steelguard** to dry (hot day: about 2 hours; cold day: about 4 hours).

YIELDS

A recommended one-coat application will yield 1,1M² per litre (1-2mm thick).

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A NEW DIMENSION IN COST- EFFECTIVE WATERPROOFING
– NO HEAT REQUIRED (PATENTED 1994)

SPECIFICATION SHEET

PRODUCT DESCRIPTION AND APPLICATIONS

duraflex™ superseal is a patented bitumen emulsion (patented in 1994) containing an activated carbon additive, UV inhibitors & flexible polymers, specially designed for industrial waterproofing applications. It is supplied in 5litre & 20litre buckets & is used to **waterproof** a variety of surfaces from **flattop roofs & floors** (concrete, asbestos, aluminium, metal & brick surfaces) to **dams & reservoirs** (this product is also used as a **crackfiller** for **small cracks** less than 2mm in width). A long-lasting, highly impervious UV protected waterproof layer is constructed. Due to the high bonding strength of this product, it is recommended for industrial applications. Importantly, no heat required to prepare product or to apply.

SPECIFICATIONS FOR WATERPROOFING ROOFS, FLOORS AND DAMS

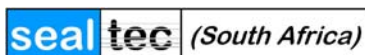
1. Clean surfaces and cracks thoroughly by wire brushing or scraping surfaces to remove slime & foreign matter, then wash thoroughly with water and sweep to remove any loose debris. Make sure all excess water is removed from the surface and cracks. Ensure there are no puddles;
2. Fill small cracks with **superseal** using a scraper or trowel;
3. For best results, apply a first coat of diluted **superseal** (with maximum 20% water - 1 to 5 ltrs) & apply to surface at 1-2mm, ensuring not more than 2M² is covered at a time. Roll out a continuous filament non-woven polyester geo-textile, or any other waterproof membrane, over the 2M² area using a builder's brush and ensure that the **superseal** saturates this membrane from below. Brush down firmly from the top ensuring that full and **even** penetration is achieved;
4. Repeat over the remainder of the area and allow to dry until at least "tacky";
5. Once dry a topcoat can then be applied. Dilute **superseal** as desired (but no more than 10% (1litre to 10litres) and apply either by:- **(a)** hand-brushing over small inaccessible areas; **or (b)** pouring the diluted **superseal** directly from the container and spreading with a normal household broom. Ensure this is evenly distributed to achieve an attractive aesthetic finish;
6. Allow to dry (hot day: about 3 hours; cold day: about 6 hours).

[Specifications for the waterproofing of **earth/soil surfaces** (eg. dams and reservoirs):- 1. Eradicate all grasses & weeds chemically, remove all stones & loose debris. 2. Compact virgin soil to form an even base, apply a base stabiliser, if necessary. 3. Lay a waterproof membrane over the area, ensuring sufficient overlap on previous geo-fabric lanes. 4. Dilute **superseal** with 30% water, fully saturate fabric & allow to dry for 3 hrs. 5. Apply a 10% diluted coat of **Superseal** over entire area & allow to dry for 24 hrs]

YIELDS

"Tack" coat application yields 1,25M² per litre (1-2mm thick). "Topcoat" yields 1,1M² per litre (1-2mm thick). Two coats with membrane yields 0,8M² per litre (4-5mm thick, including membrane) = Approx. 15M²

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A NEW DIMENSION IN COST- EFFECTIVE WATERPROOFING
– NO HEAT REQUIRED (PATENTED 1994)

SPECIFICATION SHEET

PRODUCT DESCRIPTION AND APPLICATIONS

duraflex™ liquid crackfiller is an internationally patented emulsion containing an activated carbon additive, UV inhibitors & flexible polymers specially designed to effectively fill and seal surface cracks in cement and asphalt of up to 5mm wide, providing a long-lasting, highly impervious UV protected waterproof seal. This product has a high bonding strength and it is equally recommended for both industrial and DIY applications. Importantly, no heat required to prepare product or to apply.

SPECIFICATIONS FOR SEALING/FILLING CRACKS IN ASPHALT OR CEMENT

1. Ensure that the substrate is free of oil, grease, fungal growth or loose and flaking particles;
2. For cracks in cement or asphalt;
 - Dry brush out cracks (IMPORTANT: DO NOT WET OUT WITH WATER)
 - Apply **duraflex™ liquid crackfiller** into cracks by simply pouring-in
 - Ensure cracks are fully filled in with no air-pockets which will create shrinkage
 - This product is designed to fill surface cracks up to 5mm wide
3. Allow to dry;
4. Whilst still wet, you can wash it off hands and equipment with clean water;
5. should the **duraflex™ liquid crackfiller** be allowed to dry, then clean off with a suitable solvent based brush cleaner.

NOTE: ALL PRODUCTS ARE MANUFACTURED TO ISO 9002 SPECIFICATIONS AND APPLIED AT AMBIENT TEMPERATURES – NO HEAT REQUIRED

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A NEW DIMENSION IN COST-EFFECTIVE CRACKFILLING AND TOPSEALING
– NO HEAT REQUIRED (PATENTED 1991)

SPECIFICATION SHEET

PRODUCT DESCRIPTION AND APPLICATIONS

duraflex™ topcover is an internationally patented emulsion containing activated carbon additives. It is supplied in a 20 litre plastic container and is used to:-

1. fill large cracks in existing asphalt surfaces;
2. provide an attractive, carbon black, long-lasting and hard-wearing waterproof “topseal” to existing driveways, parking areas and roadways. It can also be applied to compacted dirt roads;
3. provide an attractive and hard-wearing barrier to existing soil, asphalt and/or concrete “bund” walls and dams.

Importantly, no heat is required to prepare the product or to apply it.

SPECIFICATIONS TO FILL CRACKS AND PROVIDE A HARD-WEARING TOPCOVER

1. Ensure that the surface to be “topsealed” is stable and that the substrate is compacted properly. If the substrate is a soil based surface, ensure this has been fortified with a soil stabiliser and is well compacted;
2. Clear all loose and flaking debris from the substrate and dampen slightly. Ensure there are no puddles;
3. Open the container of **duraflex™ topcover** and, if required, stir until a uniform paste is formed (resembling a mud-like constituency). In order to achieve desired viscosity and/or pourability, water can be added – **but ensure that no more than 3-4 Litres of water is added overall, as too much water can weaken product strength;**
4. Simply “pour” mixed **duraflex™ topcover** directly over surface (asphalt, concrete and/or compacted soil surfaces) and spread evenly using either a squeegee or builder’s brush;
5. Allow to dry - hot day: about 2 hours: cold day: about 4 hours;
6. Note: this product will fill minor cracks up to 12mm wide in the substrate. For larger cracks/potholes, use **duraflex™ pothole asphalt** (or **QUICKFIX™**)

YIELDS

The 20litre bucket will yield between 15m² and 17m² and produce a surface thickness of up to 5mm.

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– A NEW DIMENSION IN COST-EFFECTIVE PERMANENT POTHOLE REPAIR
– NO HEAT REQUIRED (PATENTED 1991)

SPECIFICATION SHEET

ALSO KNOWN AS **“QUICKFIX”™** IN CERTAIN PARTS OF SOUTH AFRICA, CENTRAL AND WESTERN AFRICA, MAURITIUS AND MADAGASCAR.

PRODUCT DESCRIPTION AND APPLICATIONS

duraflex™ pothole asphalt (or **QUICKFIX™**) is supplied in a ready-mixed 30Kg bag and is used for **permanently** repairing potholes in driveways, roadways and asphalt surfaces – providing an effective, long-lasting and hard-wearing waterproof seal to any existing asphalt roadway/walkway/parking area and/or driveway. Importantly, no heat is required to prepare the product or to apply it.

SPECIFICATIONS

1. Clean out potholes thoroughly by wire brushing or scraping surfaces to remove slime and foreign matter;
2. Wash thoroughly with water and sweep to remove any loose debris. Make sure all excess water is removed from the surface and cracks, ensuring there are no puddles;
3. Apply a tack coat to the pothole. **duraflex™ asphalt rejuvenator** can be used for this by simply coating the pothole lightly and allowing the mixture to seep in;
4. Then simply empty the bag, or part thereof, of **duraflex™ pothole asphalt** (or **QUICKFIX™**) into the primed pothole and compact using a compactor or hand stamper. If necessary, sprinkle with just enough water to allow for easy compacting. On open roads, this compound can also be left to be compacted by normal traffic flow.

YIELDS

1m² at 15mm thick

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A NEW DIMENSION IN COST- EFFECTIVE ASPHALT REJUVENATION
– NO HEAT REQUIRED (PATENTED 1994)

SPECIFICATION SHEET

PRODUCT DESCRIPTION AND APPLICATIONS

duraflex™ asphalt rejuvenator is an internationally patented emulsion containing an activated carbon additive specially designed for rejuvenating existing asphalt driveways and parking areas - providing an attractive carbon-black finish.

SPECIFICATIONS FOR FILLING CRACKS AND REJUVENATING EXISTING ASPHALT SURFACES

1. Clean surfaces and cracks thoroughly by wire brushing or scraping surfaces to remove slime and foreign matter, then wash thoroughly with water and sweep to remove any loose debris. Make sure all excess water is removed from the surface and cracks, ensuring there are no puddles.
2. Stir product well before use, ensuring that any “settlement” at the bottom of the bucket is stirred in;
3. Simply “pour” the required amount of **duraflex™ asphalt rejuvenator** directly onto old worn out surface and apply evenly using either a builder’s block brush or household broom, ensuring that the **duraflex™ asphalt rejuvenator** is consistently drawn in the same direction. Make sure to draw off any excess product to obtain an even surface, and spread the product as much as possible – it does not need to be applied thickly;
4. Allow to dry - hot day: about 2 hours: cold day: about 4 hours;
5. Note 1: For medium to large cracks use either **duraflex™ superseal** or **duraflex™ topcover** respectively, and for large potholes use **duraflex™ pothole asphalt** (or **QUICKFIX™**);
6. Note 2: As this product is water-based, it can be thinned slightly if required by adding a small quantity of water. Brushes must be washed in water as soon as application is completed.

YIELDS

The 20Kg container will yield between 35m² and 40m², depending on the quality of the surface.

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