ACTFLEX 400 CLEAR.



Technical Data Sheet | **Clear Temporary Leak Repair Solution for Tiled Balconies and Bathrooms** | **Issue date: 12 August 2026**

Description

ACTFLEX 400 CLEAR is a temporary leak repair solution — a great way to get out of trouble when a balcony or bathroom is leaking and nobody wants to remove the tiles. There is no primer and no system build-up: on a clean, sound, dry surface with the corners filled first, three thin coats fix the leak for up to five years, and the clear, semi-gloss finish keeps the original look of the tiles. It is not a waterproofing membrane and is not sold as one — it is the fast, honest, low-cost fix that buys up to five years before a permanent solution is needed. It also stops water ingress through parapet walls, hobs and building exteriors, and is supplied in 1 kg, 3 kg and 7 kg packs, applied by trowel, brush or roller.

Advantages

- Gets you out of trouble — fixes a leaking balcony or bathroom without removing a single tile.
- Fast and simple: no primer, no system — three thin coats on a clean, sound, dry surface.
- Leak fixed for up to five years.
- Clear, semi-gloss finish — the tiles keep their original look.
- Handles full sun — UV resistant for exposed balconies and rooftops.
- Foot-trafficable once cured — the area goes back into use.
- A fraction of the cost and disruption of ripping up and re-waterproofing.
- Single pack — trowel, brush or roller, straight from the pail.
- Slip resistance when needed — broadcast ACTFLEX ANTISLIP to the slip rating the user designs.
- Also stops water ingress through parapets, hobs and building exteriors.

Uses

- Leaking tiled balconies, courtyards and terraces — remedial waterproofing over the existing tiles.
- Leaking tiled showers and internal wet areas.
- Parapet walls, hobs and building exteriors — stopping water ingress through the external envelope.
- Waterproofing of terracotta tiles and pavers.
- Top-coating and sealing of timber floors.
- Sealing sandstone surfaces and face brick walls.

Compliance Status

ACTFLEX 400 CLEAR is a temporary leak repair solution — it is not a waterproofing membrane, and no membrane classification applies or is claimed. Low-VOC formulation. Hazard classification: refer to the current SDS.

Technical Data

PROPERTY	VALUE	BASIS
Product type	Temporary clear over-tile leak repair coating — single-pack co-polymer emulsion with synthetic rubber latex	—
Colour / finish	Transparent — dries to a semi-gloss clear finish	*
Packaging	1 kg, 3 kg and 7 kg	—

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Technical Data (continued)

PROPERTY	VALUE	BASIS
Service life expectancy	Leak fixed for up to 5 years on a clean, sound, correctly prepared substrate	*
System	Three thin coats — no primer on sound, prepared surfaces	—
Minimum dry film thickness	0.5 mm over joins, grout lines, mortar, concrete and level surfaces; 0.2 mm over tiles	—
Recoat interval (at 25°C, 50% RH)	Minimum 4 hours — all coats within 48 hours	—
Full cure (at 25°C, 50% RH)	5–7 days after the final coat — no water exposure for at least 3–5 days	—
UV exposure	Suitable for exposed, sunlit locations	*
Ponding behaviour	May turn cloudy white under ponded or sitting water; returns to clear as the water evaporates and sunlight returns	*
Yellowing	Low-yellowing formulation; some yellowing may occur within the service life	*
Slip resistance	Not slip-resistant as supplied — ACTFLEX ANTISLIP broadcast required to achieve a designed slip rating	—
Substrate moisture at application	Below 4% — completely dry surface	—
Application temperature	Minimum 10°C surface temperature	—
Shelf life	12 months, unopened, stored frost-free	*

* Typical Forspec R&D characteristic values on standard production material at 25°C and 50% relative humidity — no accredited test reports exist for this product. Values are not to be relied upon for engineering design without written confirmation from FORSPEC Technical Services.

Coverage and Yield

The system is applied as three thin coats to achieve the specified minimum dry film thickness — 0.2 mm over tiles and 0.5 mm over joins, grout lines, mortar, concrete and level surfaces — and the DFT, not theoretical coverage, is the acceptance criterion. Consumption varies significantly with substrate texture, grout profile and porosity. † Typical consumption per kilogram is pending FORSPEC R&D confirmation — confirm project quantities with FORSPEC Technical Services.

Consumption values below are typical R&D figures pending accredited verification and are stated for estimation only.

MEASURE	VALUE	BASIS
Total consumption — over tiled surfaces	Approx. 0.4–0.5 kg/m² *	Three thin coats to 0.2 mm DFT
Total consumption — over joins, grout, mortar and level surfaces	Approx. 0.9–1.1 kg/m² *	Three thin coats to 0.5 mm DFT
Practical yield — 1 kg pack	Approx. 3 m²	Diluted 2:1 with water, three thin coats over tiled surfaces
Practical yield — 3 kg pack	Approx. 9 m²	Diluted 2:1 with water, three thin coats over tiled surfaces
Practical yield — 7 kg pack	Approx. 21 m²	Diluted 2:1 with water, three thin coats over tiled surfaces

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Coverage and Yield (continued)

* Typical R&D characteristic values, not for engineering design without written FORSPEC confirmation.

Limitations

- A TEMPORARY solution — it fixes the leak for up to 5 years; it is not a waterproofing membrane and is never specified as one.
- Does NOT fix broken tiles, popping tiles, loose tiles or loose grout — every defective tile and grout line is rectified BEFORE application.
- All cracks are repaired with ACTFLEX MS PRO or Soudal T-Rex before application — the membrane is never a crack repair.
- Never apply to a damp surface — substrate moisture below 4%, completely dry.
- Never apply over water trapped beneath the tiles — aerate the substrate for at least 3–5 days first and confirm it is dry.
- No rain or water on the surface for at least 3–5 days after the final coat, at 25°C and 50% RH — water interruption during cure compromises the film.
- May turn cloudy white where water ponds or sits — the film returns to clear as the water evaporates; persistent ponding areas should be corrected for falls where possible.
- Some yellowing may occur within the service life — the formulation is low-yellowing, not non-yellowing.
- Not slip-resistant as supplied — broadcast ACTFLEX ANTISLIP onto the second coat and overcoat with the third coat until the slip rating designed by the user is achieved.
- Apply all coats within 48 hours of each other to prevent intercoat contamination.
- Do not apply below 10°C surface temperature.
- An adhesion trial area is completed on every substrate before full application.

Surface Preparation

- Inspect every surface: it must be stable, sound and structurally intact, free of voids, protrusions and movement. ACTFLEX 400 CLEAR relies entirely on the soundness of what it covers.
- Rectify ALL tile and grout defects first: replace broken, popping or loose tiles; remove all compromised, loose or damaged grout and replace with new grout, ACTFLEX MS PRO or Soudal T-Rex.
- Repair all cracks in concrete, render or screeds with ACTFLEX MS PRO or Soudal T-Rex — or the appropriate FORSPEC repair mortar for deeper reinstatement — before coating.
- Clean completely: remove dust, grease, laitance and all loose, flaking or friable material with stiff brushes, scrapers and vacuum equipment.
- Moss and mould: treat with household bleach diluted 1 part bleach to 2 parts water, achieve full coverage to kill spores, rinse thoroughly with clean water, and allow to dry completely.
- Grease: remove with appropriate detergents, rinse the detergent off, final-rinse with clean water, and dry.
- Trapped water: where water is trapped beneath the tiles, aerate the substrate for a minimum of 3–5 days and confirm it is dry before proceeding.
- Precondition: the surface must remain moisture-free for at least 3–5 days without rain or water exposure, with moisture content below 4%, before application.

Corners, Junctions and Fillets

Before coating, fill and fillet all corners, wall/floor junctions, hob junctions and penetrations with ACTFLEX MS PRO or Soudal T-Rex, tooled smooth and cured to a tack-free, membrane-ready state per the sealant TDS. The filled corners carry the movement the flat membrane cannot — they are completed first, every time.

Mixing and Dilution

- Stir thoroughly before use to a uniform consistency.
- TROWEL application: use NEAT, undiluted — recommended for filling grout lines and penetrating uneven surfaces.
- BRUSH or ROLLER application: dilute 2 parts ACTFLEX 400 CLEAR to 1 part clean water, mechanically stirred — for example, 1 kg of product with 0.5 L of water.
- No other dilution is permitted.

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Application and Film Build

Apply THREE THIN COATS — thin, even passes always outperform heavy builds with this membrane. Apply the first coat with a mohair roller for best wetting into grout lines and surface texture (or by trowel, neat, where grout lines and uneven areas need filling). Allow a minimum of 4 hours between coats at 25°C and 50% RH, and apply all coats within 48 hours of each other to prevent intercoat contamination. Build to the minimum dry film thickness: 0.2 mm over the tiles and 0.5 mm over joins, grout lines, mortar, concrete and level surfaces. For slip resistance, broadcast ACTFLEX ANTISLIP onto the wet second coat and lock it in with the third coat, repeating as required until the slip rating designed by the user is achieved. Checks: continuous, pinhole-free film over every grout line and junction; fillets fully encapsulated; no ponded material.

Curing and return to service

Full cure takes 5–7 days after the final coat at 25°C and 50% RH — ensure no rain, washing or water sits on the surface for at least 3–5 days after the final coat. Foot traffic only once cured. Cure slows in cool, humid or poorly ventilated conditions.

ACTFLEX 400 CLEAR is a thin-film system — three thin, even coats always outperform heavy builds. Film build is verified by coverage rate and visual continuity, not by wet film gauge.

PARAMETER	REQUIREMENT
Number of coats	Three thin, even coats
Minimum DFT — over tiles	0.2 mm
Minimum DFT — over joins, grout lines, mortar, concrete and level surfaces	0.5 mm
Recoat interval (at 25°C, 50% RH)	Minimum 4 hours — all coats within 48 hours
First coat	Mohair roller for full wetting into grout lines and surface texture

Drying, Curing and Testing Times

All times below are measured at 25°C and 50% RH and run from completion of the stated coat. Program each stage as a hold point — no stage may commence before the preceding stage is complete.

STAGE (AT 25°C, 50% RH)	TIME
Recoat — minimum	4 hours
Recoat — maximum	All coats within 48 hours
Foot traffic	After the final coat has fully dried *
No rain, washing or standing water	At least 3–5 days after the final coat
Full cure	5–7 days after the final coat

* Typical R&D characteristic values, not for engineering design without written FORSPEC confirmation.

Clean Up

Clean tools and equipment with water immediately while the product is wet — cured material can only be removed mechanically. Do not discharge product or wash water into drains, sewers or waterways.

Container and Waste Disposal

Allow residues to fully dry before disposal in accordance with local council requirements. Do not seal containers being decontaminated. Refer to Section 13 of the SDS for detailed disposal requirements.

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Quality Records

Record the batch numbers of all ACTFLEX 400 CLEAR, sealants and ANTISLIP used, the tile and grout rectification completed, substrate moisture readings and aeration periods, coat count and application dates and conditions, trial-area results, and the water-free cure period, as part of the project quality assurance records.

Storage

Store sealed in original packaging in cool, dry conditions, protected from frost, heat and direct sunlight — the emulsion must never freeze. Shelf life: 12 months from the date of manufacture when stored as specified.

Safety Precautions and First Aid

ACTFLEX 400 CLEAR is a water-based coating; refer to the current Safety Data Sheet for its classification. Observe good industrial hygiene: wear gloves and eye protection, avoid prolonged skin contact, ensure ventilation in enclosed areas, and wash hands before breaks and after work. Prevent release to drains, soil and waterways.

First aid — Eyes: wash out immediately with water; seek medical attention if irritation continues. Skin: wash with soap and running water. Inhaled: remove to fresh air. Swallowed: rinse mouth and give a glass of water; contact a doctor if in doubt. POISONS INFORMATION CENTRE: 13 11 26 (Australia-wide, 24 hours). In an emergency, dial 000. KEEP OUT OF REACH OF CHILDREN. Read the Safety Data Sheet (SDS) before use — available at www.forspec.com.au.

Service Life Expectancy

Applied correctly over a clean, sound, fully rectified substrate — three thin coats, corners filled first, no primer — ACTFLEX 400 CLEAR fixes the leak for up to five years. It is a temporary solution that buys time: when a permanent fix is wanted, the tiled system is replaced with the appropriate FORSPEC membrane system, and FORSPEC Technical Services can specify it.

Warranty

No product or performance warranty is offered for ACTFLEX 400 CLEAR. The product is supplied as a temporary remedial repair with an expected service life of up to five (5) years, and is expressly excluded from the Forspec Standard Product and Performance Warranty. It is not covered by project or system warranties, and no Forspec Warranty Request Form may be lodged in respect of it. This exclusion does not affect the statutory guarantees set out below.

Product quality concerns: where the product itself is alleged to be defective, notify Forspec in writing at 22/872 Canterbury Road, Roselands NSW 2196 or info@forspec.com.au, with proof of purchase and details of the batch, date and location of use. Forspec may inspect the site, perform testing and collect samples.

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Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.

Data Sheet Currency

This Technical Data Sheet (TDS) and the corresponding Safety Data Sheet (SDS) are subject to revision as necessary to ensure compliance with relevant Australian Standards and to incorporate technological advancement. Read the most current versions before use, as application and performance data may be updated.

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Data Sheet Currency (continued)

For the latest technical information, contact Forspec Protective Coatings on (02) 8021 3517 or info@forspec.com.au. The information provided is representative and does not serve as a comprehensive specification. For specific projects, consult directly with Forspec Protective Coatings for tailored specifications. This data sheet was issued on 12/08/2026 and is valid for three years from the date of issue unless superseded by a later revision — always confirm the current version at www.forspec.com.au before use.

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