

Product Description

Pr325 is a heavy-duty alkaline cleaner formulated to prepare roof and pavement substrates before coating, sealing, or restoration. A blend of surfactants and alkaline cleaning agents penetrates surface pores and irregularities to lift dirt, grease, and atmospheric contaminants, leaving a clean, sound substrate for coating adhesion.

Pr325 is the first step in the SESCO roof restoration system. Used together with high-pressure water rinsing, it removes the contaminants that most commonly compromise adhesion and long-term coating performance. Pr325 is not recommended for use on asphalt driveways.

Recommended Uses

Pr325 is intended for surface preparation across a range of commercial roofing and restoration applications. It is the recommended first step before applying SESCO silicone or acrylic roof coating systems, where thorough substrate cleaning is critical to long-term adhesion and performance.

Pr325 prepares weathered single-ply, modified bitumen, built-up roofing (BUR), and metal roof substrates, lifting the dirt, grease, biological staining, and atmospheric contaminants that commonly compromise coating bond.

Product Data

Physical Property	Typical Value	Test Method
VOC	0 g/L	EPA Method 24
Solids by Volume	6%	ASTM D 2697
Solids by Weight	7%	ASTM D 1644
Density	8.31 lb/gal	ASTM D 1475
pH	10 to 12	N/A
Dilution Ratio	1:4 with water	N/A
Clean Up	Water	N/A
Shelf Life	12 months, unopened	N/A

**Typical physical properties +/- 5%.*

Surface Preparation

Remove loose debris, gravel, and standing water from the roof surface before applying Pr325. Repair open seams, splits, and other defects with compatible materials.

Wet the substrate with clean water before application. Pr325 is applied to a wet surface and must not be allowed to dry on the substrate at any point during cleaning.

Protect painted surfaces, vinyl siding, landscaping, and other adjacent finishes from contact with the product and from rinse water runoff.

Safe Practices

Pr325 is intended for professional installation only. Before use, read and understand the current Safety Data Sheet, product label, and applicable installation instructions.

Pr325 will increase the slipperiness of the roof surface. Applicators must take appropriate precautions to avoid slips and falls throughout cleaning and rinsing.

Use the personal protective equipment, ventilation, handling procedures, and safety precautions identified in those documents. Additional information is available at [sescoroof.com](https://www.sescoroof.com) or by contacting SESCO directly.

Coverage Rate

Apply Pr325 at a rate of one gallon of diluted solution per 100 square feet of roof surface. The product is mixed at a ratio of one part Pr325 to four parts water before application.

Actual coverage will vary depending on substrate porosity, texture, surface condition, and the level of contamination present.

Packaging/Shipping

CONTAINER SIZE | SHIPPING CLASS
5 Gallon pail | Class 55

Storage

Store Pr325 between 50°F and 100°F in a dry, well-ventilated area, out of direct sunlight, and protect it from freezing. Do not heat or thin. Exposure to high temperatures or high humidity will shorten shelf life.

Color Options

Clear

Mixing and Application

Mix one part Pr325 with four parts clean water and blend until uniform. Do not apply Pr325 undiluted.

Apply the diluted solution to a wet roof surface using a mop, pump sprayer, or other low-pressure sprayer at a rate of one gallon per 100 square feet. Avoid contact with painted surfaces and vinyl siding.

Allow Pr325 to remain in wet contact with the surface for a minimum of 15 minutes. Keep the surface wet throughout the entire cleaning process and do not allow the product to dry on the substrate. Re-wet as needed to maintain continuous wet contact.

Agitate the surface with an orbital scrubber or a stiff polyester bristle broom. Rinse thoroughly with clean water using a power washer at a minimum of 2,000 psi until all residue is removed. Use caution to avoid oversaturating the roof assembly. A final clean water rinse is recommended. Allow the substrate to dry completely before applying any SESCO coating system.

Equipment Recommendations

Use components rated for the applicable pump and operating pressures.

- Mop, pump sprayer, or other low-pressure sprayer for application
- Orbital scrubber or stiff polyester bristle broom for agitation
- Power washer rated at a minimum of 2,000 psi for rinsing
- Wide fan tip to avoid damaging the roof membrane or assembly
- Clean water supply sufficient for continuous rinsing

Do not apply Pr325 through high-pressure spray equipment. The product is applied at low pressure and removed at high pressure.

Clean Up

Clean mops, brushes, sprayers, scrubbers, and other tools with clean water immediately after use and before Pr325 dries. Cured or dried residue may require mechanical removal.

Dispose of unused product and rinse water in accordance with local regulations. Do not allow concentrated product or rinse water to enter storm drains, sewers, or waterways.

Environmental Conditions

Pr325 requires continuous wet contact to work. Do not apply when the surface will dry before the minimum 15-minute contact time has elapsed.

Do not apply when rain is expected before cleaning and rinsing are complete, or when temperatures may fall below freezing before the surface has dried.

On hot or windy days, work in smaller sections and re-wet the surface as needed to keep the product from drying on the substrate.

Limitations

Pr325 is not recommended for use on asphalt driveways.

Avoid contact with painted surfaces and vinyl siding. Protect adjacent finishes, landscaping, and equipment from contact and from rinse water runoff.

Pr325 will increase the slipperiness of the roof surface. Applicators must take appropriate precautions to avoid slips and falls.

Pr325 is a cleaner and surface preparation product. It is not a primer, coating, or sealant, and it does not replace any component of a SESCO roof restoration system.