



Eliminate Seams on Your Modified Bitumen Roof

One of the most common failures of modified bitumen roofing systems is their seams. After years of UV ray deterioration, rain, hail, ponding water, and foot traffic, mod bit seams can break down allowing water into your building. As you know, once water finds its way in, the problem only gets worse.

Using PM Silicone's silicone roof coating restoration system **you can eliminate seams on your roof for good**. Our system is liquid applied and covers every square inch of the roof providing guaranteed waterproofing for decades. This ensures a seamless membrane on your roof, free from penetrations and faulty material.

Energy Efficiency on your Mod Bit

An additional benefit to using PM Silicone on your mod bit roof is the energy efficiency it will provide. Mod bit roofs are typically gray or dark gray with exposed black tar at the seams. This means it will absorb more UV rays than a light-colored roof, driving up the temperature of your building and making your HVAC systems work overtime. **Our silicone reflects up to 88% of the sun's UV rays.** Reflectivity not only offers our silicone roof systems longer life, but keeps the temperature of your building down, saving you money on energy bills. It will also reduce wear and tear on your HVAC helping you save money on pricey repairs and new equipment purchases!



Before



After



How Does It Work So Well?

Modified bitumen is one of the best substrates for a PM Silicone Roof Coating Restoration! Our silicone gets great adhesion to mod bit and lasts decades. **No primer is necessary on mod bit roofs** and your roof can be completely waterproofed and restored with one simple coat. The simplicity of this process makes PM silicone over mod bit a no-brainer! You can see just how simple application is below.



Primer
(Not Required)

If you would like to make sure there is no yellow bleed through from the remaining mod bit substrate, you can prime the surface first. Our P-160 Bleed Block Primer is designed specifically for this purpose and will make sure there is no unsightly yellowing on your new silicone roof.



Self-Leveler
(Not Required)

If ponding water areas are plaguing your roof and creating heavy or leaky areas, you can use SL 800 Self-Leveling Silicone to level things out. This cheaper, lower grade silicone goes on first in low areas to level the roof before applying the top coat. This is a great way to reshape your roof without breaking the bank.



Top Coat

The silicone top coat is the only necessary coat for a PM restoration on mod bit. The top coat can come in any color and completely seals the roof, removing seams and reflecting the sun's harmful rays. There are a number of top coat options so make sure you reach out to your Regional Manager to see what is right for your building!

Additional Benefits

In addition to the other benefits identified in this piece, a PM Silicone Roof Coating Restoration provides protection from the weather to your building even during application. If you were to replace your mod bit roof, you would have to remove the original substrate before putting on the new one. This opens up your building to possible damage and can shut down operations for days or weeks at a time. PM Silicone alleviates this issue keeping your building fully functional during the application period.

This also saves you money and time! Most **PM Silicone coating jobs are half the cost of a roof replacement** due to the lack of roof removal, time saved on this process, and small crew sizes needed. This also keeps (literal) tons of waste out of landfills allowing you to feel proud of your financially-savvy, eco-friendly investment!

