

TECHNICAL DATA FOR BS TILEASY 400

Technical Mortar Adhesive for exteriors use and heavy duty performance

Description of BS Tileasy 400

BS Tileasy 400 is a C2TE-classified, polymer-modified cementitious tile adhesive available in white and grey. It offers high bond strength, flexibility, reduced slip, and extended open time, making it ideal for tropical site conditions. It is suitable for fixing tiles on plastered surfaces, precast walls, ply-board, AAC blocks, terrazzo, and concrete.

Advantages of BS Tileasy 400

- High Performance (C2):** Suitable for fixing non-porous ceramic and vitrified tiles with low water absorption
- Non-Slip (T):** Excellent grab, suitable for both horizontal and vertical applications
- Extended Open Time (E):** Allows longer working time and faster installation
- Waterproof:** Adhesion remains unaffected even under immersion
- Thin or Thick Bed Application:** High adhesive bond strength, suitable for large-format tiles and stones

Recommended Application of BS Tileasy 400

BS Tileasy 400 is a high-performance adhesive suitable for fixing small to large tiles, including low-porosity tiles (<3%). It can be confidently used in **wet and dry areas**, both internal and external.

Typical Applications Include:

- Ceramic, semi-vitrified, vitrified, porcelain, mosaic, brick tiles
- Natural stones conforming to IS 13712 (Type Ia, Ib, IIa, IIb)
- Kitchens, bathrooms, showers, wet rooms, swimming pools, and pool surrounds
- Domestic, commercial, industrial, and institutional buildings
- Tile-on-tile applications
- Floors, walls, podium decks, terraces, and roofs
- Cold storage areas
- Substrates such as cement screeds, concrete, plaster, AAC blocks, precast elements, heated screeds
- Fixing tiles over liquid waterproofing membranes like BS MoistureZero series

Application of BS Tileasy 400

Surface Preparation

Ensure the surface is sound, clean, level, and free from dust, grease, paint, or loose particles.

- Plain, smooth plaster does not require broom finishing
- Rough plastered surfaces should be levelled using a polymer-modified skim coat
- Highly absorbent substrates (AAC blocks or uncured cement) should be sealed with BS Smartbond 100
- Newly cast concrete screeds must be fully cured before tile fixing

Mixing Instructions

- Add **4.5–5 litres of clean water** to a **20 kg bag**
- Mix using a hand mixer until a lump-free, plastic consistency is achieved
- Use the mixed mortar within **45 minutes**

Application Method

- Apply adhesive using a **notched trowel (6–10 mm)**
- Comb adhesive while wet to form uniform ridges
- Back-butter tiles larger than **4 sq. ft.** to ensure full contact
- Press tiles firmly and align properly
- Tiles can be adjusted within **20 minutes**
- Clean excess adhesive and ensure joints are clear
- Maintain a minimum joint width of **2 mm** and grout after **24 hours**

Properties of BS Tileasy 400

Appearance	Freely flowing grey powder with minute aggregates
Water to Powder Ratio by wt.	0.240 – 0.250
Fresh wet density	1.70 Kg / Litre
Open Time as per EN 1346	> 0.5 N/mm ² (For 10 mins)
Tensile Adhesion at ambient temperature as per EN 1348	> 1.0 N/mm ²
Slip Resistance as per EN 1308	≤ 0.5 mm
Tensile Adhesion under water as per EN 1348	> 1.0 N/mm ²
Heat Ageing as per EN 1348	1.0 N/mm ²
Allow Foot traffic & Grouting	After 24 Hours at 25°C
Chloride content	Less than 0.2%
* The water powder ratio can be reduced (to approx. 0.23 to increase the non-sag properties of large-format slabs on the wall.*Open times will vary as per site temperature so do a trial first.	

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Notched Trowel for BS Tileasy 400 Application.



BS Tileasy 400 used for Large Stone tiles application on Facade Wall.



Use the Notch sized to control adhesive application as needed.

Packaging

BS Tileasy 400 is available in **20 Kg White** and **20 Kg Grey** moisture-resistant, lined sack packaging.

Safety and Handling

Wear **protective gloves, safety goggles**, and use **barrier cream** to prevent skin contact. Ensure **adequate ventilation** during application. For detailed safety guidance, please refer to the **Material Safety Data Sheet (MSDS)**.

Storage and Shelf Life

Store in a **cool, well-ventilated area**, away from direct sunlight. **Shelf life:** 12 months from the date of manufacture when stored as recommended.

Disclaimer

The information in this sheet is provided for general guidance and is based on current knowledge and experience. Due to the variety of possible application methods and site conditions, no responsibility is assumed for results obtained under specific circumstances.

Consumption Average for BS Tileasy 400 20Kg Pack

Trowel Notch Size*	Area Covered by Mortar
6mm by 6mm	7–8 m ² per 20 kg bag
10mm by 10mm	4.5–5.5 m ² per 20 kg bag

*Consumption rates may vary due to variance in surface roughness, the surface profile behind the tile, if the tiles are back buttered & skill of the applicator.