



**M**

**McGuire**

**ROOFING PRODUCTS**



# FLEXGUARD TPO

## (TPO) WATERPROOFING MEMBRANE

Thermoplastic polyolefin (TPO) waterproofing membrane is a new type of waterproof coil produced by a single extrusion process without any plasticizers, using polyolefin polymer synthetic resin and EPDM as the base material, with antioxidant test, anti-aging agent, UV absorbent and other fillers. It has both flexibility and weldability. Polyester fiber mesh cloth can be added as reinforcement material, made of enhanced waterproof material.

### ● PRODUCT STRUCTURE



- ← Polymer resin sheet Internally
- ← Reinforced fabrics
- ← Polymer resin sheet

### ● PRODUCT SPECIFICATION

Thickness	Width/ft.	Length/ft.
.45	5,6,10	≥50
.60	5,6,10	≥50
.80	5,6,10	≥50

### ● PRODUCT FEATURES

#### ✓ Raw materials

Made of high quality polypropylene and rubber co polymerization, there are no plasticizers and other harmful substances in McGuire's Flexguard TPO



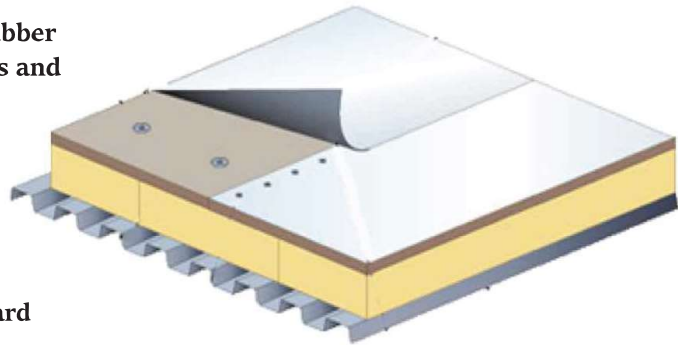
McGuire Flexguard TPO has excellent age resistance. It also maintains flexibility in -40c temperatures and does not become hard and brittle.

#### ✓ Excellent Quality

The shrink rate of McGuire FlexGuard TPO is very low, the material is strong, highly impact resistant, puncture resistance and holds a long service life.

#### ✓ Convenient Construction

Roofing Assembly is made simple with McGuire FlexGuard TPO, This product is easy to weld and efficient providing a strong seam connection. Seam peel strength is high, creating a sealed waterproof layer



#### ✓ Product Type

Smooth (Category H),  
Fiber fleece- backed (Category L),  
Reinforced with polyester scrim (Category P)

#### ✓ Application Scope

New and repaired single sheet metal roofing. Newly built and repaired single layer concrete roofing.



## ● **METHOD OF APPLICATION**

Substrates must be clean, dry, smooth, and free of sharp edges, fins, loose or foreign materials, oil, grease, and other materials that may damage the membrane.

All rough surfaces that can damage the membrane shall be repaired as specified to offer a smooth substrate.

All surface voids greater than 1/4" (6.3mm) wide should be properly filled with an acceptable fill material.

McGuire FlexGuard TPO waterproofing membrane is installed as a continuous roofing or waterproofing layer on the roof. Rolls are over lapped (side laps and end laps) prior to heat welding the seam areas.

Install the McGuire FlexGuard TPO in accordance with current McGuire FlexGuard TPO specifications, details and workmanship requirement

## ● **Product Advantages**

- ✔ Enhanced chemical resistance
- ✔ Can increase a building's energy efficiency
- ✔ Excellent heat weldability
- ✔ Exceptional low-temperature flexibility
- ✔ Highly resistant to punctures, UV, ozone and oxidation



Property	ASTM Standard	Performance Minimum	Typical Performance 45 Mil	Typical Performance 60 Mil
Overall Thickness	D751	0.039" (1mm)	0.045" (1.14 mm) ±1096	0.060" (1.52 mm) ±1096
Coating over Scrim	D 7635	0.015" (0.38mm)	0.017" (0.43mm)	0.021" (0.53mm)
Breaking Strength	D 751, Grab Method	220 lbf (979 N)	340 lbf (1,512 N)	390 lbf (1,735 N)
Elongation of Reinforcement Break	D 751, Grab Method	1596	2596	2596
Tearing Strength	D751	55 lbf (245 N)	120 lbf (534 N)	120 lbf (534 N)
Brittleness Point	D2137	-40°f (-40°C )	Pass	Pass
Ozone Resistance No Cracks	D1149	Pass ( No Cracks)	Pass	Pass
<b>Properties After Heat Aging (Retained Values) ASTM D 573-5376 h (224 days or 32 weeks) at 240°F ( 116°C)</b>				
Breaking Strength	D 751 Grab Method	9096 Minimum	> 9096	> 9096
Elongation at Break	D 751 Grab Method	9096 Minimum	> 9096	> 9096
Tearing Strength	D 751	9096 Minimum	> 9096	> 9096
Weight of Change		± 196 Minimum	<196	<196
Linear Dimension Change	D 1204 6 hat 158°F (70°C )	± 196 Minimum	<196	<196
Water absorption	D 471	± 396 Minimum	<396	<396
Weather Resistance, 176 °F (80°C) Black Panel, no cracking, crazing when wrapped around a 3" (76.2 mm) mandrel and Inspected at 7X magnification	G 155	10,800 KJ/m2 Minimum	<60,000 kJ/m2	<60,000 kJ/m2
Puncture Restance	FTM 101C, Method 2031	—	265 (1,180)	300 (1,300)
Dynamic Puncture Resistance MD	D 5635	—	Pass (20 J)	Pass (40 J)
Dynamic Puncture Resistance CD	D 5635	—	Pass (35 J)	Pass (50 J)
Static Puncture Resistance	D 5602	—	Pass (25 kg)	Pass (25 kg)
Air Permeance (Material)	E 2178*	< 0.004 ft3/ft2 (0.02L/(s*m2))	Pass	Pass



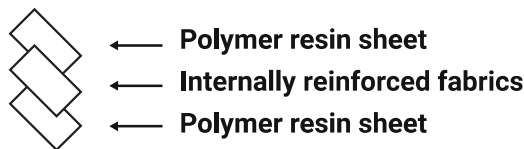


# FLEXGUARD PVC

## MCGUIRE FLEXGUARD PVC

McGuire FlexGuard (PVC) waterproofing membrane. McGuire Roofing Products uses polyvinyl chloride resin as the main raw material of their PVC. McGuire FlexGuard PVC is created by adding different plasticizers, fillers, and anti-aging agents using a single extrusion process to produce their waterproofing membrane.

### ● PRODUCT STRUCTURE



### ● PRODUCT SPECIFICATION

Thickness	Width/m	Length/m
1.2	2	≥20
1.5	2	≥20
2.0	2	≥20

### ● PRODUCT FEATURES

#### ✓ Scientific material

The use of high-quality PVC as the basis of raw materials, also known as PVC, by vinyl chloride polymerization under the action of initiator thermoplastic resin, vinyl chloride homopolymer, vinyl chloride homopolymer and vinyl chloride copolymer collectively known as PVC resin.

#### ✓ Excellent physical properties

The membrane has a neat and stable molecular structure, which can reflect the sunlight, and the coil surface absorbs less heat, so it can be used in the underground environment for as long as 50 years, and in the exposed environment for more than 20 years.

#### ✓ Excellent quality

Our PVC is strong, has an impressive elongation, impact resistance, puncture resistance, low temperature flexibility, in inorganic, organic acid, salt, alkali, organic solvent and microbial environment can maintain good chemical stability, can adapt to the relatively harsh environment.

#### ✓ Safe and Environmentally Concious

In roofing construction, there is no need for a bottom coating and open fire application process



### ● PRODUCT CATEGORIES

According to the composition of the product, it is divided into:

Smooth one (Category H), Fiber fleece-backed (Category L), Reinforced with polyester scrim (Category P)

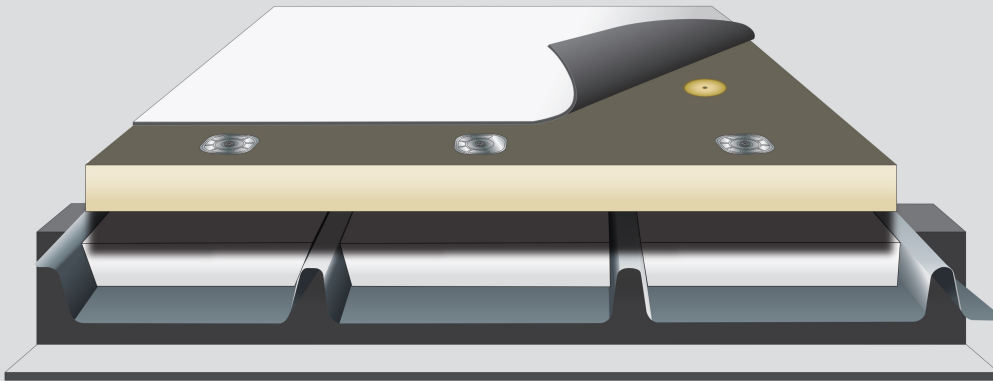
### ● APPLICATION SCOPE

Industrial and civil buildings, municipal buildings and various waterproofing projects.

Roofing by functional requirements: metal roofing, parking roofing, upper roofing, square garage roofing, etc.



## METAL RETROFIT



McGuire FlexGuard TPO Reinforced Membrane

Insulation Plates with XHD Purlin Fasteners

Insulation Fasteners and Plates

Acceptable EPS or ISO Insulation

EPS Flute Fill Insulation

Existing Metal Roof Structural

Purlin

**FlexGuard TPO Membrane for Metal Retrofit Systems is available in the following:**

Color	White, Gray, and Tan
Thicknesses (mils)	60 and 80
Standard Widths	4', 6', 8', 10', and 12'
Standard Lengths	100'

\*Special Colors available only in 60-mil and 5' and 10' sheets

### System Features & Benefits:

- » 60- and 80-mil membrane thicknesses
- » Available in standard white, gray, and tan
- » Adds additional insulating value
- » Heat-weldable seams
- » Roofing membrane is CRRC rated and can contribute to LEED® requirements\*
- » High wind uplift performance
- » Package provides improved weatherability, durability, and long-term rooftop performance

### McGuire FlexGuard TPO Metal Retrofit System

	Flutes of Existing Metal Roof are filled with an Acceptable Insulation
Flute Filler Attached By	Insulation is loose-laid into flutes
	Approved insulation is then laid over Flute Fill Insulation
Insulation Attached By	Insulation is mechanically fastened into existing metal with McGuire CinchTech® XHDFasteners™
Membrane Attached By	Cinchtech XHD Purlin Fasteners and Cinchtech HD Insulation Plates (attached to structural purlins)

For more information, refer to the McGuire FlexGuard specifications. FM 4470 Class A Ratings available.

For current Code Approvals and Warranties, visit [www.McGuireRoofs.com](http://www.McGuireRoofs.com), or contact a design analyst.



## FlexGuard TPO Membrane

McGuire FlexGuard TPO is a High Quality, heat-weldable, single-ply thermoplastic polyolefin membrane, engineered to provide outstanding long-term performance in new roof construction and re-roofing applications.

## FlexGuard TPO Accessories & Insulation

McGuire also offers over a dozen prefabricated, in-stock, standard-order accessories, and countless custom-order accessories. An acceptable insulation is used to fill the metal deck flutes. A subsequent layer of insulation or coverboard is then installed and secured to the purlins using induction welding plates and purlin fasteners.

## Metal Retrofit Induction Welded Roofing System

FlexGuard TPO reinforced membrane is laid over top of the insulation plates. Adjoining membrane sheets are hot air welded together using an approved auto hot air welder. The membrane is then welded together.

## Membrane and System Strengths

- Economically installed over existing metal roofs
- Installs easily over most aged metal roofs  
Heat-weldable seams provide a complete and monolithic membrane assembly
- FlexGuard TPO reinforced membranes are durable and highly puncture resistant

## System Codes

- UL Class A, B, and Unlimited Slope ratings are available
- Meets FM Loss Prevention Data Sheet 1-31

For specific code approvals, refer to McGuire Code Approval Guide.

## Inspection

Upon installation completion, and prior to the issuance of a membrane system warranty, an inspection will be conducted by a McGuire Field Service Representative.

## Warranty

Consult your Authorized Applicator, McGuire Manufacturer's Representative or Distributor for associated warranty charges.

McGuire metal retrofit systems are backed by our industry leading Total System Warranty. Five to twenty year total system warranties are available.





### DESCRIPTION:

The CinchGrip #15 Screws are designed to be used with Roofing Insulation and Membrane Plates to secure ridged Insulation, EPOM, TPO, or PVC, to steel or wood solid concrete structural deck. Fasteners ranging in length from 1.25 to 14" are available to meet a variety of commercial roofing applications.

### METHOD OF APPLICATION:

- ✔ **USING THE #3** Phillips tip provided and a variable speed drill, engage the fastener into the deck as noted below. Do not over or under drive the fastener. Threads must engage the decking material per technical specifications
- ✔ **DETERMINE SCREW LENGTH AS FOLLOWS:**
  - **Steel Decks:** Select fastener length to penetrate through the deck a min of 3/4 (191 mm)
  - **Wood Decks:** Select fastener length to penetrate into or through the deck a minimum of 1" (25.4mm)

### 3RD PARTY INDEPENDENT LAB: TESTING DATA

ASTM F606/ F606M-2019	Results
Tensile	5235 lbf
Shear Test	3035 lbf
Torque Test	182 lbf
ASTM B117	Less than 15% Red
Pull Out Test	Rust
22,20,18 Ga Steel Deck	610+ lbf

### PROPERTIES

Material:	SAE 1022 HEAT TREATED STEEL
Coating/Diameter :	CR-10 / 6.8mm
Fastener Tip :	High Performance Drill Point
Fastener Head :	#3 Phillips Drive

### Size & Quantities

Screw Length	Thread Length	Pieces per Box	Per Package	Packages per Pallet
1 1/4" (32mm)	FULL	1,000	20 Lbs	60
2" (50mm)	FULL	1,000	23 Lbs	60
3" (75mm)	FULL	1,000	32 Lbs	60
4" (100mm)	3" (76.2 mm)	1,000	41 Lbs	60
5" (125mm)	4" (101.6 mm)	1,000	50 Lbs	60
6" (160mm)	4" (101.6 mm)	500	31 Lbs	60
7" (180mm)	4" (101.6 mm)	500	35 Lbs	60
8" (200mm)	4" (101.6 mm)	500	39 Lbs	60
9" (230mm)	4" (101.6 mm)	500	43 Lbs	60
10" (254mm)	5" (127 mm)	500	50 Lbs	48
12" (305mm)	5" (127 mm)	500	59 Lbs	48
14" (355mm)	5" (127 mm)	500	69 Lbs	48

### CINCHGRIP XHD (#15) FASTENER

Size	Part #	Color
1 1/4" (32mm)	CINCHGRIP -CG15-1.25INB	Black
2" (50mm)	CINCHGRIP -CG15-2INB	Black
3" (75mm)	CINCHGRIP -CG15-3INB	Black
4" (100mm)	CINCHGRIP -CG15-3INB	Black
5" (125mm)	CINCHGRIP -CG15-4INB	Black
6" (160mm)	CINCHGRIP -CG15-5INB	Black
7" (180mm)	CINCHGRIP -CG15-6INB	Black
8" (200mm)	CINCHGRIP -CG15-7INB	Black
9" (230mm)	CINCHGRIP -CG15-8INB	Black
10" (255mm)	CINCHGRIP -CG15-10INB	Black
12" (305mm)	CINCHGRIP -CG15-12INB	Black
14" (355mm)	CINCHGRIP -CG15-14INB	Black

### STORAGE:

Store in original, unopened packaging protected from the weather.



### PRECAUTIONS:

Eye and hand protection must be worn during the installation of the fasteners.

### CINCH TECH LLC. PRODUCTS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Neither Cinch Tech LLC nor its representatives practice architecture/engineering. Cinch Tech LLC offers no opinion on and expressly disclaims any responsibility for the soundness of any structure. CinchTech LLC accepts no liability for structural failure or resultant damages. Consult a structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Cinch Tech LLC representative is authorized to vary this disclaimer.







### DESCRIPTION:

CINCHGRIP #14 Screws are designed to be used with Roofing Insulation and Membrane Plates to secure rigid Insulation, EPOM, TPO, or PVC, to steel or wood decking. Fasteners ranging in length from 1.25 to 14" are available to meet a variety of commercial roofing applications.

### METHOD OF APPLICATION:

- ✔ **USING THE #3** Phillips tip provided and a variable speed drill, engage the fastener into the deck as noted below. Do not over or under drive the fastener. Threads must engage the decking material per technical specifications.
- ✔ **DETERMINE SCREW LENGTH AS FOLLOWS:**
  - **Steel Decks:** Select fastener length to penetrate through the deck a min of 3/4 (191 mm)
  - **Wood Decks:** Select fastener length to penetrate into or through the deck a minimum of 1" (25.4mm)

### 3RD PARTY INDEPENDENT LAB: TESTING DATA

ASTM F606/ F606M-2019	Results
Tensile	5235 lbf
Shear Test	3035 lbf
Torque Test	182 lbf
ASTM B117	Less than 15% Red
Pull Out Test	Rust
22,20,18 Ga Steel Deck	610+ lbf

### PROPERTIES

Material:	SAE 1022 HEAT TREATED STEEL
Coating/Diameter :	CR-10 / 6.8mm
Fastener Tip :	High Performance Drill Point
Fastener Head :	#3 Phillips Drive

### Size & Quantities

Screw Length	Thread Length	Pieces per Box	Per Package	Packages per Pallet
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4" (100mm)	3" (76.2 mm)	1,000	41 Lbs	60
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12" (305mm)	5" (127 mm)	500	59 Lbs	48
14" (355mm)	5" (127 mm)	500	69 Lbs	48

### Product Identification

Size	Part #	Color
1 1/4" (32mm)	CINCHGRIP -CG14-1.25INB	Black
2" (50mm)	CINCHGRIP -CG14-2INB	Black
3" (75mm)	CINCHGRIP -CG14-3INB	Black
4" (100mm)	CINCHGRIP -CG14-3INB	Black
5" (125mm)	CINCHGRIP -CG14-4INB	Black
6" (160mm)	CINCHGRIP -CG14-5INB	Black
7" (180mm)	CINCHGRIP -CG14-6INB	Black
8" (200mm)	CINCHGRIP -CG14-7INB	Black
9" (230mm)	CINCHGRIP -CG14-8INB	Black
10" (255mm)	CINCHGRIP -CG14-10INB	Black
12" (305mm)	CINCHGRIP -CG14-12INB	Black
14" (355mm)	CINCHGRIP -CG14-14INB	Black

### STORAGE:

Store in original, unopened packaging protected from the weather.



### PRECAUTIONS:

Eye and hand protection must be worn during the installation of the fasteners.

### CINCH TECH LLC. PRODUCTS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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# MCGUIRE COMMERCIAL WARRANTY COMPREHENSIVE 15-20 YEAR NDL (No Dollar Limit)

**OWNER OF BUILDING** \_\_\_\_\_ **GUARANTEE NUMBER** \_\_\_\_\_

**NAME OF BUILDING** \_\_\_\_\_ **PERIOD OF COVERAGE** \_\_\_\_\_

**ADDRESS OF BUILDING** \_\_\_\_\_ **DATE OF COMPLETION** \_\_\_\_\_

**AREA OF ROOF (SQUARES)** \_\_\_\_\_ **GUARANTEE EXPIRATION DATE** \_\_\_\_\_

**APPLIED BY** \_\_\_\_\_ **ROOF SPECIFICATION** \_\_\_\_\_

## THE GUARANTEE/SOLE AND EXCLUSIVE REMEDY

McGuire Roofing Products, (McGuire) warrants to the Building Owner (Owner) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, McGuire will repair any leak in the McGuire Roofing System installed by a McGuire Authorized Roofing Applicator for a period of 20 years, commencing with the date of McGuire's acceptance of the McGuire Roofing System installation. However, in no event shall McGuire's obligations extend beyond 20 years, subsequent to the date of substantial completion of the McGuire Roofing System. See below for exact date of warranty expiration. The McGuire Total Roofing System is defined as the following newly installed McGuire brand materials: Membrane, and Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Insulation Adhesives and any other newly installed McGuire brand products utilized in this installation.

This guarantee ends on the expiration date listed above.

## TERMS, CONDITIONS, LIMITATIONS

- Owner shall provide McGuire with written notice via letter, fax or email within thirty (10) days of any leak in the McGuire Total Roofing System. Owner should send written notice of a leak to McGuire's Services Department at the address set forth at the bottom of this warranty. By so notifying McGuire, the Owner authorizes McGuire or its designer to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
- If, upon inspection, McGuire determines that the leak is caused by a defect in the McGuire Roofing System's materials, or workmanship of the McGuire Authorized Roofing Applicator in installing the same, Owner's remedies and McGuire's liability shall be limited to McGuire's repair of the leak. McGuire shall have sole responsibility in determining the method of repair of the area.
- This warranty shall not be applicable if, upon McGuire's inspection, McGuire determines that any of the following has occurred:
  - The McGuire Roofing System is damaged by: natural disasters, lightning, fire, insects, animals, windblown debris or objects, earthquakes, tornados, hail, hurricanes, and winds of (3 second) peak gust speeds of -mph or higher measured at 10 meters above ground; or
  - Loss of integrity of the building envelope and/or structure, including, but not limited to, partial or complete loss of roof decking, wall siding, windows, roof top units, doors or other envelope components; or
  - All associated building components, including but not limited to the deck substrate, joists, columns and foundation, must also meet wind speed design requirements.
  - The McGuire Total Roofing System is damaged by any acts, accidents, misuse, abuse, vandalism, civil disobedience or the like; or
  - Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non McGuire brand metal work, etc., occurs and causes a leak, or otherwise damages the McGuire Total Roofing System; or
  - Deterioration of metal materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; or
  - Acids, oils, harmful chemicals and the like come in contact with the McGuire Roofing System and cause a leak, or otherwise damage the McGuire Roofing System; or
  - The McGuire Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture; or
  - The McGuire Authorized Applicator or any additional contractor or subcontractor failed to follow McGuire's published specifications and details for the approved system assembly or failure to correct all installation deficiencies listed in any McGuire inspection report.

4. This Warranty shall be null and void if any of the following shall occur:

(a) If, after installation of the McGuire Roofing System by a McGuire Authorized Roofing Applicator, there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from McGuire; or

(b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on McGuire's Care & Maintenance Guide which accompanies this Warranty.

(c) In addition, it shall be Owner's sole responsibility to remove and re-install at Owner's expense, all obstructions, including, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens, utilities or other overburden from the affected area as determined by McGuire that would hinder or impede repairs being made in the most expedient and least expensive manner possible. Owner shall be responsible for all costs associated with any loss of power generation in the event that removal of a solar array is required to repair the roofing system.

6. During the term of this Warranty, McGuire shall have free access to the roof during regular business hours.

7. McGuire shall have no obligation under this Warranty while any bills for installation, supplies, service, and/or warranty charges have not been paid in full to the McGuire Authorized Roofing Applicator, McGuire, or material suppliers.

8. McGuire's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.

9. McGuire shall not be responsible for the cleanliness or discoloration of the McGuire Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants or biological agents.

10. McGuire shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.

11. This warranty shall be transferable once (1) upon a change in ownership of the building when the Owner has completed certain procedures, including a transfer fee and an inspection of the Roofing System by a McGuire representative.

12. Any dispute, controversy or claim between the Owner and McGuire concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and McGuire do not resolve the dispute, controversy or claim in mediation, the Owner and McGuire agree that any and all suits, proceedings, or claims shall be filed in either the state courts of Dallas County, Texas or in the United States District Court for the Northern District of Texas. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.

13. Roof System Design Assembly: McGuire, as manufacturer of commercial roofing products with the sole purpose of offering products for an Owner, design professional, architect, consultant, or engineer when designing/choosing a roof system assembly, assumes no liability nor implies to the suitability of the products for any particular assembly or specific building operation or structure. The Owner, design professional, architect, consultant, or engineer is solely responsible for the assembly chosen for a particular building structure to include the responsibility to properly calculate wind uplift values, design dead loads and live loads, and suitability and condition of building envelope substrate, decking, parapets, drainage, slope, and other attributes pertaining to the performance of the roof system assembly.

14. The McGuire Authorized Applicator or any additional contractor or subcontractor are not agents of McGuire.

## WARRANTY AUTHORIZATION

MCGUIRE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY MCGUIRE OR THE PRIOR EXISTING ROOFING MATERIAL OVER WHICH THE MCGUIRE ROOFING SYSTEM HAS BEEN INSTALLED.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE MCGUIRE ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. MCGUIRE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

**BY: Charles Crump**  
**AUTHORIZED SIGNATURE**



**TITLE: CEO**

## MCGUIRE CARE & MAINTENANCE GUIDE

In order to ensure the long-term performance of your Roofing System and continued warranty service and coverage, regular rooftop maintenance inspections are necessary. While normal aging will occur on all roofs, if not detected early, problems stemming from abuse, contamination, accidents and severe weather can result in extensive and costly repairs or premature failure of the roofing system. Single-ply Roofing Systems are typically low-slope and easy to inspect, but caution must be taken to ensure safety. McGuire disclaims and assumes no liability for any rooftop activity.

Owner must retain records related to the Roofing System. Such records include, but are not limited to: the warranty document and serial number, maintenance inspection logs, rooftop traffic logs, service logs, and invoices for work performed on the roofing system.

Inspect the roof at least every six months (preferably spring and fall) and immediately following any weather event that includes excessive rainfall, high winds and/or hail warnings.

Increased number of rooftop maintenance inspections may be required on some roofs as the location may dictate, such as higher trees near the building which will accumulate leaves and debris on the roof and have adverse effects on drainage. In addition, rooftop maintenance inspections should occur after regular maintenance of any rooftop unit.

## WHEN INSPECTING THE ROOF SYSTEM, PAY ATTENTION TO THE FOLLOWING

- ✓ Walls/Parapets/Roof Edge
- ✓ Wind damage often begins at the perimeter of the roof. Ensure all membrane terminations and edge metal and copings are secure. Roof Deck Membrane
- ✓ Inspect the field of the roof, scanning for damage caused by wind-blown debris or traffic. Penetrations/Rooftop Units
- ✓ Inspect the membrane, flashings and terminations around penetrations and roof top units for possible damage from service work. Ensure the units and terminations are secure.
- ✓ Remove debris (leaves, dirt, trash, etc.)
- ✓ Good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall.

## ADDITIONAL MAINTENANCE

- ✓ Foot Traffic
- ✓ Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule.
- ✓ Petroleum Products & Chemicals
- ✓ Keep all liquids containing petroleum products or chemicals off the membrane to avoid product degradation. Animal Fats/Vegetable Oils: EPDM Membranes
- ✓ Do not exhaust animal fats/Vegetable oils directly onto EPDM roof surfaces. TPO & PVC Membranes  
Animal fats/Vegetable oils must be regularly removed and the rooftop surface cleaned with a mixture of soap and water

## What to do if a leak occurs

After verifying the leak is through the roofing system, contact McGuire at 972-694-3324 or at [www.mcguireroofs.com](http://www.mcguireroofs.com). If minor, emergency temporary repairs are made to a suspected leak area, use lap Sealant or a good-grade rubber caulk to address the repair area (do not use asphaltic roof cement). Please note, McGuire is not responsible for the cost associated with any emergency temporary repairs.

## DISCLAIMER

No representative, employee, or agent of McGuire Roofing Products, or any other person, has the authority to assume any additional or other liability or responsibility for McGuire Roofing Products, unless it is in writing and signed by an authorized McGuire Roofing Products Field Services Manager or Director. McGuire Roofing Products does not practice engineering or architecture. Neither the issuance of this guarantee, nor any review of the roof constructed of the McGuire Roofing Products Roofing Materials (or the plans for the roof), by McGuire Roofing Products shall constitute any warranty of such plans, specifications or construction, or the suitability or code compliance of the McGuire Roofing Products Roofing Materials for any particular structure. NOTE: Any inspections made by McGuire Roofing Products are limited to a surface inspection only, are for the sole benefit of McGuire Roofing Products, and do not constitute a waiver or extension of any of the terms and conditions of this guarantee. This guarantee MAY BE SUSPENDED OR CANCELLED IF THE ROOF IS DAMAGED BY any cause listed above as AN EXCLUSION FROM COVERAGE that may affect the integrity or watertightness of the roof.

## ADDITIONAL MAINTENANCE

Alterations to the Roofing System must be completed by a McGuire Authorized Applicator. The McGuire Authorized Applicator must notify McGuire when the revision work is complete. The necessary form can be found on the McGuire website via the Authorized Applicators login.