



## Installation Instructions

**Tools Needed for Installation:** 1) Utility knife, 2) Hand roller, 3) Large push roller (80 - 100 lbs), 4) Exterior-grade caulk and caulking gun, 5) Gloves, 6) MFM Spray Adhesive<sup>TM</sup>

### BEFORE APPLICATION, READ AND UNDERSTAND COMPLETE APPLICATION INSTRUCTIONS!

**General:** Follow instructions carefully. Peel & Seal<sup>®</sup> is a multi-purpose waterproofing material. The product may be used for residential and commercial roofs, mobile homes, porches and dormers, farm buildings, roof and gutter repair. Apply Peel & Seal<sup>®</sup> in fair weather at temperatures above 55° F. A minimum slope of  $\frac{1}{2}$ " per foot is required. NO COATING IS REQUIRED.

**Surface Preparation:** The surface to receive Peel & Seal<sup>®</sup> must be clean, smooth, dry and free from oil, grease, solvents or debris. **EPDM must be Primed with an approved EPDM Primer** before applying Peel & Seal<sup>®</sup>. Before applying Peel & Seal<sup>®</sup> over caulk, sealants or petroleum-based materials, allow any solvents to evaporate fully. Always prime weathered plywood, OSB, composition board, masonry and other surfaces to obtain a smooth, clean surface. (**Figure 1**) A fiberglass base sheet may be nailed or mopped in place as necessary, but will require priming. Never install over tongue & groove plank decks or organic base sheet.

Peel & Seal<sup>®</sup> will adhere directly to most surfaces including wood, metal, fully cured masonry and existing smooth asphalt roofs and to rigid insulation board with foil facers. When the product is applied over plywood, approved insulation boards or other rigid board materials, first tape the joints using 4" Peel & Seal<sup>®</sup>, duct or other plasticized,

construction grade tape. When applying to EPDM Rubber, WeatherBond Primer must be applied to the surface to receive Peel & Seal<sup>®</sup>. Do not install Peel & Seal<sup>®</sup> over urethane or urethane composite insulations. Because of the uncertain condition of existing roofs, MFM cannot guarantee the performance of Peel & Seal<sup>®</sup> over mineral surfaces. **Never recover an existing roof where water has become entrapped in the roofing system or where the old surface cannot be made smooth, clean and dry.**

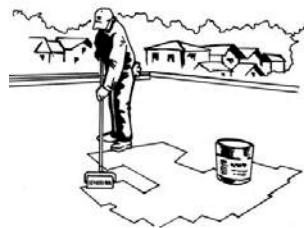


Figure 1

Contaminants such as moisture, oils, solvents, dirt and others will interfere with proper adhesion. Continuously check for proper adhesion during application. If Peel & Seal<sup>®</sup> is not properly adhering, STOP application and refer back to the surface preparation section above.

**Installation:** Peel & Seal® is easily installed by removing the protective release liner and pressing the membrane into place. Peel & Seal® is pressure sensitive. **Apply maximum pressure uniformly over the entire membrane using a hand or large push roller, paying special attention to any overlaps.** Dirt and hand oils will interfere with good adhesion so all lap areas must be kept clean. If contamination occurs, wipe the surface with a small amount of acetone or prime with an asphalt based primer, as necessary.

Peel & Seal® can easily be cut with scissors or a sharp utility knife (**Figure 2**). Peel & Seal® adheres to the deck and to itself when overlapped. When overlapping the product, 3" side laps and 6" end laps are required. Lap lines are marked on the product for your convenience and will fade away over time.

When extraordinary conditions interfere with a smooth installation, a bead of exterior grade caulk may be necessary at the lap to avoid channels where water may enter the system. This may occur where flashings involve multiple changes in plane or where accidental wrinkling during installation has occurred. Use MFM Spray Adhesive to maximize adhesion at perimeters, flashings, vertical surfaces, repairs or problem areas.



Figure 2

Peel & Seal® should be installed parallel to the slope of the roof. Installation should begin at the low point of the roof and proceed up the slope shingle fashion so water does not flow against the laps.

**Low-Slope Roof Installation:** MFM recommends using two installers when using Peel & Seal® as a whole roof covering. By following this installation method, you will not have to shift, guide or realign the membrane, which is critical in maintaining a watertight barrier.

Cut Peel & Seal® to the desired length. Without removing the release liner, lay the product onto the roof deck in the desired alignment and let the membrane relax into position. One installer should hold the end of the membrane taut while the other removes 2-3 feet of the release liner at the opposite end of the section. Press this exposed section onto the roof deck and press firmly into place. While the first installer ensures that the membrane remains taught at all times, the second installer should carefully pull away the release liner at a 90° angle, working towards the first installer. As

the release liner is removed, press the membrane into place by hand. Continue removing the release liner till approx. 4-5' of the installer holding the membrane taught. Raise this section into the air, remove the remaining release liner; then lay membrane back into place.



Figure 3

Roll entire 3" overlap with a hand roller to assure smooth, uninterrupted asphalt-to-foil contact. Then roll the entire surface with a large push roller. Rolling the exposed outside edge is especially important in achieving maximum performance (**Figure 3**).

Small wrinkles are not desirable, but can be smoothed out and will not affect the roof's performance. Large wrinkles should be avoided and repaired, if necessary, by cutting and patching before the next section is applied.

Where the field of the roof intersects a wall, Peel & Seal® should extend up the vertical surface at least 4". Another strip of material about 12" in width should be installed as a counter flashing. This strip should extend 4" out on the roof and reach at least 4" above the edge of the roof membrane. This counter flashing must be mechanically attached on the vertical surface using a metal termination bar and sealed with a bead of exterior grade caulk. All perimeters must be mechanically attached. REFER TO NRCA ROOFING & WATERPROOFING MANUAL FOR COMPLETE FLASHING AND PERIMETER DETAILS (available from National Roofing Contractors Association, One O'Hare Center, 6250 River Road, Rosemont, IL 60018).

**Patching & Repair:** Peel & Seal® makes a versatile patching material for roofs, flashing and gutters. Repair any blisters or other irregularities to present a smooth surface. Clean surface and use primer or MFM Spray Adhesive. Apply the product directly to the area to be repaired and press tightly into place. A bead of exterior grade caulk is recommended at the exposed edges. (**Figure 4**).



Figure 4

**Careful Surface Preparation:** Peel & Seal® cannot adhere to a dusty, dirty or oily surface. Dirty surfaces must be washed and dried. Prime all porous surfaces with an asphalt based primer as necessary to achieve good adhesion, including plywood, OSB and masonry. Use an approved asphalt primer and allow to dry completely before application of the membrane. Avoid contamination of the overlap area with hand oils or other material. Always use a large push roller over the entire sheet. (**Figure 5**) Use MFM Spray Adhesive for maximum adhesion at perimeters and flashings.



Figure 5

**Warm, Dry Conditions:** Peel & Seal® must be used in dry conditions where the temperature of the membrane and the deck surface are 55° F or higher. It is possible to extend the temperature range by carefully using some of the following techniques: 1) keep Peel & Seal® in a heated area until installed, 2) gently heat the deck area using a commercial grade electric air gun, 3) gently heat the membrane as it is applied using an electric air gun, 4) Use MFM Spray Adhesive.

**Substantial, Uniform Pressure:** Peel & Seal® is pressure sensitive. Apply maximum pressure uniformly over the entire membrane using a hand roller or large push roller, paying particular attention to the overlaps.

## **WARNING:**

- **Follow instructions carefully. MFM is not responsible for leaks caused by improper installation, structural faults or failure of underlying or adjacent materials.**

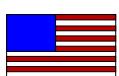
- Install with a minimum slope of  $\frac{1}{2}$ " per foot. Peel & Seal® is not designed for installation where water ponds or for areas receiving foot traffic. Apply to clean, smooth, dry surface only at temperatures above 55° F.
- Avoid falls. Always use warning lines near the perimeter of the roof and wear adequate fall protection harnesses. Be alert to the location of the roof edge at all times.
- Be sure that the roof surface to receive Peel & Seal® is structurally sound and will support the weight of the installer, crew, equipment and any additional anticipated load.
- Peel & Seal® is slippery, especially when wet. Use caution when walking or standing on the product.
- Peel & Seal® is reflective and can contribute to sunburn. Protect skin and eyes and avoid prolonged exposure in direct sun.
- Store Peel & Seal® in a dry place. Store material in carton as exposing Peel & Seal® to light will reduce adhesiveness.

## Peal & Seal® 10-Year Limited Warranty

MFM Building Products Corp. (MFM) warrants to the original retail purchaser that Peel & Seal® will be free from leaks caused by defects in materials or manufacturing for a period of ten years from the date of purchase when the material is installed strictly in accordance with the manufacturer's written recommendation as outlined in "Peel & Seal® Instructions for Application." This warranty does not apply to misapplication or poor workmanship in the application of Peel & Seal. **MFM's only obligation shall be to repair or resupply, at its option, that portion of the defective Peel & Seal membrane where leaks occur, allowing in either case, only that portion of the purchase price which represents the ratio of the time the customer owned the product to the one hundred twenty month warranty period.** All warranty claims shall be made in writing within 30 days of discovery directly to MFM at its address. MFM shall be liable for no additional remedies, hereby expressly denying any other claims for damages, whether direct or indirect, consequential or incidental, including but not limited to property damage, personal injury to the buyer or to a third party and loss of business or profit arising from the use or inability to use the product. Any implied warranties arising under state law are limited to the duration of this express warranty. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

**MFM Building Products Corp.**  
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Made in USA



### Typical Peel & Seal Properties:

|                         |                                  |
|-------------------------|----------------------------------|
| Roll Width              | 36", 18", 12",<br>9", 6", 4", 3" |
| Roll Length             | 33.5'                            |
| Carton Coverage         | 100 sq. ft.                      |
| Carton Weight           | 32 lbs.                          |
| Thickness               | 45 mils nom.                     |
| Tear Strength           | 640 g                            |
| Elongation              | 380%                             |
| Application Temperature | 55° - 110° F                     |
| Service Temperature     | -25° - 200° F                    |



## COOL WEATHER INSTALLATION

Peel & Seal® may be used anywhere a fast, dependable waterproofing barrier is needed and is ideal for low-slope/low-pitch roofing, patching, gutter repair, flashing, and general waterproofing where the membrane will be exposed. Designed for low-slope roof applications, it is ideal for mobile homes, trailers, RVs, and sun rooms.

Good installation practices are critical to the performance of any roof system. In general, MFM Building Products recommends installing Peel & Seal® in fair weather conditions at temperatures above 55°F (13°C). Warmer temperatures increase the adhesion of the rubberized asphalt adhesive used in Peel & Seal®, which reduces the chance of developing problems during installation.

If Peel & Seal® needs to be installed in temperatures below 55°F (13°C), the following recommendations should be considered:

- Always follow the Installation Instructions carefully – this document is not a substitute for the Installation Instructions shipped with this product
- Make sure there is no moisture present on the building substrate – moisture caused by dew or frost will prevent Peel & Seal® from fully adhering
- Prepare all masonry, bare metal and unfinished wood surfaces with a commercial asphalt-based primer – allow primer to dry completely before installing Peel & Seal® (*Figure 1*)
- Peel & Seal® should be kept in a heated area such as a heated building, vehicle or hot box with a temperature of 60°F (15°C) or greater – warm Peel & Seal® is more flexible and has better adhesion properties
- An electric air gun may be used to gently warm Peel & Seal® and the substrate
- After applying Peel & Seal®, roll the entire surface firmly with a large push or hand roller to ensure it is well adhered to the substrate, paying special attention to overlaps and seams (*Figure 2*)
- If Peel & Seal® does not appear to stick, use MFM Spray Adhesive™ or similar to assure positive adhesion – apply to substrate or material overlap, allow to dry to touch, then roll area firmly with a hand roller
- Seams and overlaps that appear to have adhesion problems can be repaired by using MFM Spray Adhesive – completely cover the seam with the spray adhesive then apply a new 6"-9" (15-23 cm) width of Peel & Seal®



Figure 1

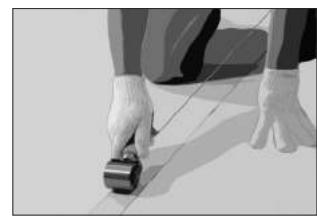


Figure 2

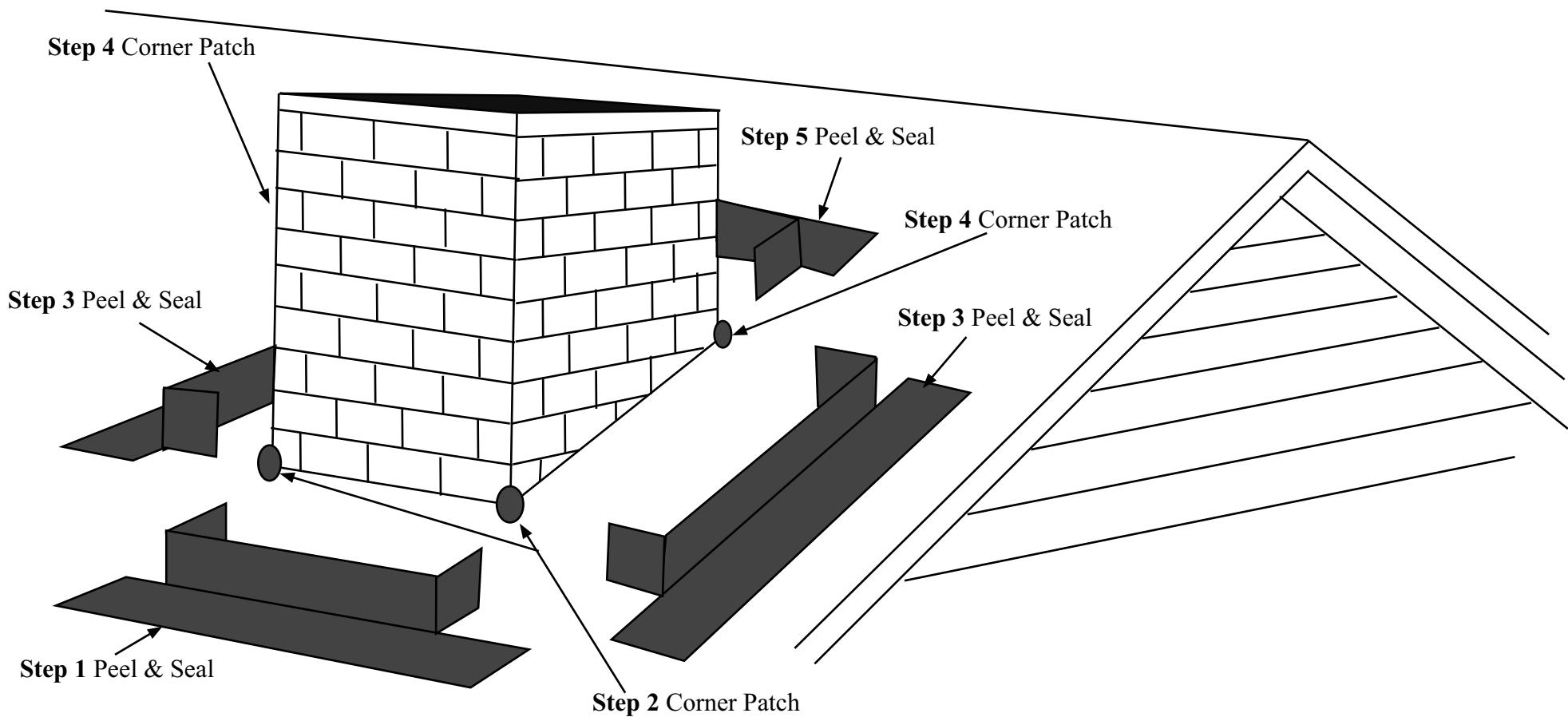
*By following the above recommendations and carefully installing the product, it is possible to successfully apply Peel & Seal® in temperatures below 55°F (15°C).*



BUILDING PRODUCTS CORP.

# CHIMNEY or SKYLIGHT FLASHING

1. Prime masonry with MFM Prime-A-Seal® and allow to dry.
2. Install Peel & Seal® in order as shown by steps.
3. Extend Peel & Seal® from eave to below chimney and from above chimney to ridge.
4. Install Peel & Seal® to form water-shedding laps.
5. Apply a continuous bead of compatible sealant along the top termination edge of Peel & Seal® on chimney and tool flat.



# PEEL & SEAL PIPE PENETRATION

1. Cut fig.1 to size so flanges will extend at least 3" from pipe onto deck. Example: Cut 10" X 10" square, cut circle out for pipe then cut flanges. If pipe has flange then proceed to Fig. 2

2. Cut fig. 2 to size so it covers flange by at least 6" around flange. Example: Cut 16" X 16" square then cut circle out for pipe.

3. Apply Peel & Seal so water will run over laps.

4. Cut Peel & Seal at pipe penetration so it will extend at least 3" up onto pipe.

Apply Peel & Seal  
so water runs over  
laps and not against.

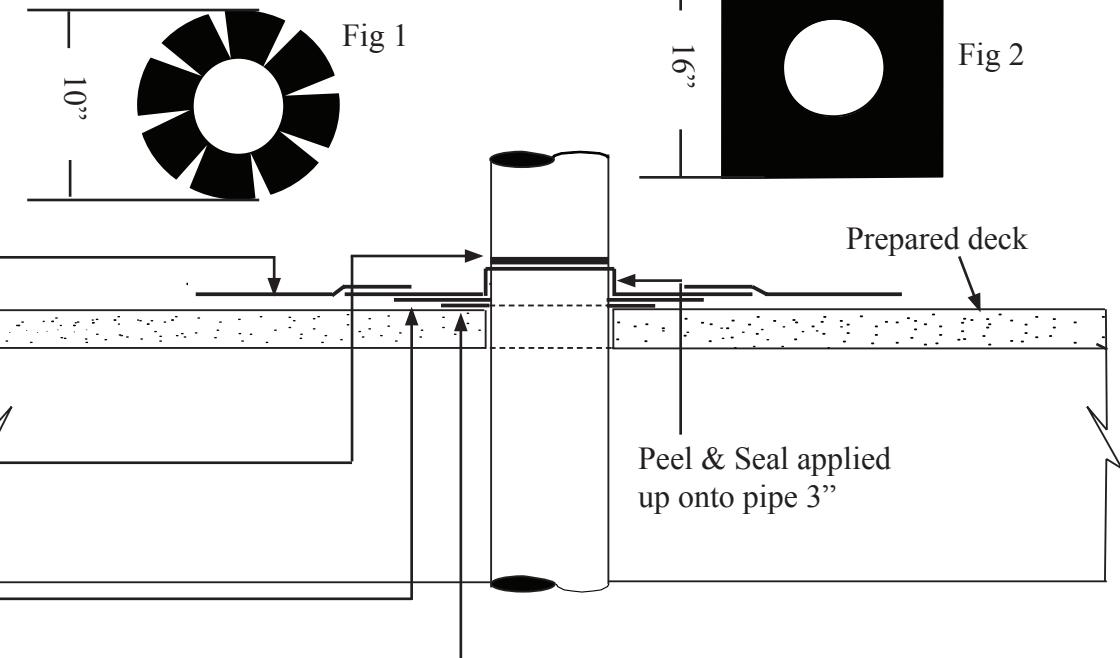
**Step 3:** Apply a continuous bead of sealant around base of flange and tool. Note: make sure sealant is compatible with the adhesive on Peel & Seal and fully cured.

Peel & Seal square

Peel & Seal flange

**Step 2:** Apply Peel & Seal over step 1

**Step 1:** Apply Peel & Seal Flange.

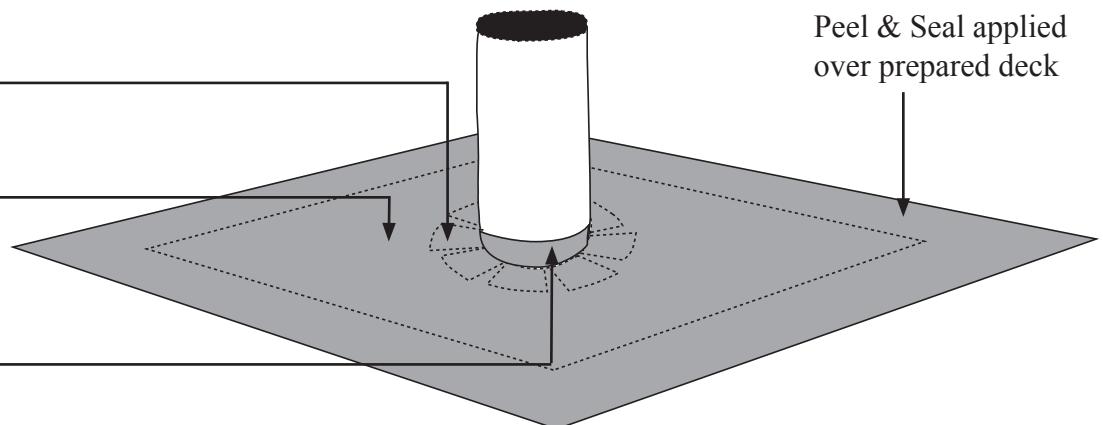


Peel & Seal flange  
or pipe flange

Peel & Seal 16" X 16"  
square

Peel & Seal applied  
up onto pipe 3"

Peel & Seal applied  
over prepared deck





## PEEL & SEAL® OVERLAP REPAIRS

Peel & Seal® may be used anywhere a fast, dependable waterproofing barrier is needed and is ideal for low-slope/low-pitch roofing, patching, gutter repair, flashing, and general waterproofing where the membrane will be exposed. Designed for low-slope roof applications, it is ideal for mobile homes, trailers, RVs, and sun rooms.

Good installation practices are critical to the performance of any roof system. In general, MFM Building Products recommends installing Peel & Seal® in fair weather conditions at temperatures above 55°F (13°C). Warmer temperatures increase the adhesion of the rubberized asphalt adhesive used in Peel & Seal®.

There are several ways to help minimize the chance of overlap problems (curling, peeling, fishmouths, leaks, etc.) when installing Peel & Seal®:

- Always follow the Installation Instructions carefully – this document is not a substitute for the Installation Instructions shipped with this product
- Make sure there is no moisture present at laps
- Remove any hand oils, dirt or grease from overlap areas
- Use a large push or hand roller to firmly roll any overlaps (3"/7 cm side laps and 6"/15 cm end laps)
- Use MFM Spray Adhesive™ or similar to assure positive adhesion (optional)

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An overlap problem can be simply and successfully repaired using strips of Peel & Seal® over the problem area. All repairs should be done in fair weather conditions (55°F/13°C):

- Make sure the existing laps are rolled flat using a large push or hand roller
- Clean the surface around the existing lap where Peel & Seal® will be applied
  - A. ALUMINUM Peel & Seal®: Wipe area with a small amount of acetone\* on a clean cloth and allow to evaporate fully (approx. 10 minutes)
  - B. WHITE/GRAY/ALMOND Peel & Seal®: Clean area with natural citrus cleaner/degreaser (i.e. Zep Big Red) or a 50/50 vinegar-water mixture and allow to fully dry
- Apply MFM Spray Adhesive™ to assure a positive bond (optional) – contact MFM Technical Services at 800-882-7663 to determine if MFM Spray Adhesive is required for your repair
- Center 6" (15 cm) wide repair strips over the area and roll into place using a large push or hand roller, making sure that exposed edges are firmly adhered
- Apply a bead of caulk along the up-slope edge of the repair strip and trowel smooth
- In cool weather, the repair material should be kept in a heated area until used – an electric heat gun may be used to gently warm the repair surface

\*Acetone is a flammable petroleum solvent and should be used with caution. Do not smoke in the presence of acetone or acetone fumes.



## PAINTING PEEL & SEAL®

Peel & Seal® may be used anywhere a fast, dependable waterproofing barrier is needed and is ideal for low-slope/low-pitch roofing, patching, gutter repair, flashing, and general waterproofing where the membrane will be exposed. Designed for low-slope roof applications, it is ideal for mobile homes, trailers, RVs, and sun rooms.

Good installation practices are critical to the performance of any roof system. In general, MFM Building Products recommends installing Peel & Seal® in fair weather conditions at temperatures above 55°F (13°C). Warmer temperatures increase the adhesion of the rubberized asphalt adhesive used in Peel & Seal®.

When painting Peel & Seal®, please follow the recommendations below:

- Peel & Seal®, in all finishes (Aluminum, White, Almond and Granite Gray), can be painted with traditional exterior grade paints or may be coated with liquid roof coatings – please consult with your paint store for the best type of exterior grade paint to be used on an aluminum surface
- Test a small sample of Peel & Seal® that is to be painted or coated to ensure that the selected paint or coating will properly adhere
- MFM recommends that the outer surface of the Peel & Seal® be cleaned before painting or coating to remove any oils, asphalts, dust or dirt that may interfere with adhesion
- Peel & Seal® is easily cleaned with acetone, denatured alcohol or similar non-oily solvent – wipe the outer surface with solvent and let dry before painting or coating
- For extremely dirty surfaces, first power wash the surface of Peel & Seal® and then wipe the surface with a solvent
- Peel & Seal® has a 10-Year Limited Warranty that applies only to the factory surface of the material and does not cover any paint or coating applied after installation

If you have any questions concerning the painting of Peel & Seal®, please contact MFM Technical Services at 800-882-7663 or 740-622-2645.

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