

SEALGUARD VFI®-993 SILICONE FLASHING GRADE

SEALGUARD VFI-993 Silicone Flashing Grade is a single pass, high solids silicone roof mastic. It cures thick and is applied by brush or trowel to seal abnormal, hard-to-reach roof penetrations, large gaps, and areas around parapet walls and HVAC systems. It is also used as a quick and efficient way to seal screw heads and fasteners on several substrates. VFI-993 is designed for use in conjunction with a full commercial roof restoration system or as a repair material to ensure protection from weathering and water infiltration.

- Durable protection for areas with high leak potential
- Cures up to ½ an inch thick without foaming, enhancing surface protection capabilities
- Material will not degrade in high temperatures, allowing for improved roof life expectancy
- Hangs on high pitches, vertical surfaces, and parapets without dripping or sagging
- Includes no solvents that inhibit adhesion, allowing it to adhere to a variety of substrates
- VOC compliant and outperforms EPA-approved standards

PHYSICAL PROPERTIES

	TEST METHOD	TEST RESULTS
Tensile Strength	ASTM D412	343 psi
Elongation	ASTM D412	218%
Flexibility @ 15°F Mandrel	N/A	Pass
Reflectance	ASTM D2824	85
Accelerated Weatherability @ 1,000 Hours	ASTM G155	Pass
Fungi Resistance	N/A	Pass
Firm Set	ASTM D2939	Pass
Resistance to Water	ASTM D2939	Pass

LIQUID PROPERTIES

	TEST METHOD	TEST RESULTS
Solids by Weight	ASTM D2939	96%
Solids by Volume	ASTM D2939	96%
Liquid Density	ASTM D1475	10.00 lbs/gal
Specific Gravity	N/A	1.20 g/mL
Viscosity	ASTM D2196	>50,000 cps
Recoat Window	N/A	12 hrs min @ 75°F, 50% Rh
VOC	N/A	46 g/L



MANUFACTURER OF HIGH PERFORMANCE POLYMERS

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EQUIPMENT

VFI-993 can be applied by brush or trowel to areas not easily accessed or vulnerable areas that need extra protection.

SURFACE PREPARATION

Make any necessary repairs to the roof components, including drains, gutters, flashing, penetrations, etc. All roof surfaces should be clean, dry, and free of contaminants that might inhibit adhesion. A power washer may be needed for hard-to-clean areas. Use VFI-1009 Cleaning Detergent on areas containing oils, animal fats, and grease. Since VFI-993 is recommended for use as part of a roof restoration system, it should be applied after priming with VFI-#11 9:1 Epoxy Primer or a similar primer and before applying a silicone roof coating like SEALGUARD VFI-990 High Solids Silicone or SEALGUARD VFI-991 Silicone.

MIXING

If separation is visible, mixing is recommended using a paddle mixer or drum roller. Mix only until uniform since this is a moisture-cured material and will start reacting with ambient moisture if exposed to the environment.

APPLICATION REQUIREMENTS

VFI-993 should be brought to a minimum temperature of 65°F prior to using and needs to be applied in temperatures between 50°F - 120°F. Rain and moisture cannot be present during application for the mastic to cure properly.

VFI-993 can repair most penetrations and protrusions. Use the mastic to fill in stress cracks smaller than ¼". Add extra material up to an inch around each side of the cracks. Exposed mechanical fasteners must be completely encapsulated with VFI-993, and the fastener base should be sealed to the roof. It should be applied up to ½ an inch thick, but coverage is specific to each job and type of roof substrate.

CLEANING

To clean brushes and trowels used during application, VFI recommends using chemically dry mineral spirits. Since VFI-993 is composed of silicone, you should not wash equipment with water as it will cure with moisture.

STORAGE/SHELF LIFE

The material shelf life is 12 months from the date of manufacture. Store in a dry, temperature-controlled space in sealed and unopened containers between 60°F - 90°F. Opened containers can be resealed with a nitrogen purge, but it will ultimately shorten the shelf life of the product.

PRECAUTIONS

Avoid breathing in vapors or repeated skin contact. Do not thin or add foreign material to the product. See Safety Data Sheet for complete safety data.