



Shep's

COMMERCIAL ROOFING

When
Professionalism
meets proven
technologies,
expectations
are exceeded.



MCPU Polymer Engineering
A Division of MCP Industries, Inc.

www.shepscommercialroofing.com



Dear Customer:

Thank you for taking the time in researching Shep's Commercial Roofing. You are taking the first step in avoiding being part of the over 58% of dissatisfied customers. When I first heard this number I was appalled, but not surprised. I have been in the construction industry my entire adult life. I started Shep's in 1993 with one goal in mind: To provide long-term customer satisfaction. The key word here is long-term. We do not think in years we think in decades.

We have seen manufacturers and construction companies come and go. We at Shep's have passed the test of time because we are a specialty company. We choose not to be the jack of all trade and the master of none.

We have teamed up with one manufacturer that has been in business since 1930. They also have taken the same standards that we have by offering a proven system! We both have a deep core belief in long term customer satisfaction. All of us at Shep's Commercial Roofing appreciate the chance to EARN your business!

If there are any problems or questions, please do not hesitate to call; we can be reached at (844) 800-5122

Very truly yours,

Chris Shepardson and the TEAM!



Shep's Commercial Roofing has been certified by MCPU POLYMER ENGINEERING LLC as one of their Best of the Best roofing contractors. Also, we at Shep's Commercial Roofing are members of the following:

- **Chamber of Commerce (CCCC)**
- **American Architectural Manufactures Association (AAMA)**
- **National Association of Remodeling (NARI)**
- **Certified Contractors Network (CCN)**
- **Better Business Bureau (BBB)**

As a legitimate and dependable roofing company, we maintain these affiliations and certifications to provide you with the highest level of confidence and customer service.

Our estimators are knowledgeable in product differences and quality. Our roof mechanics are qualified Master Coating Applicators, and attend pre-approved on-going training to keep them up to date on the latest technological advances in the roofing industry including the local building codes, the Long Term Warranty specifications as well as the National Roofing Contractors Association specifications.

With a permanent place of business for over 16 years we take pride in our quality workmanship and the specialty services offered to our clients.

Shep's Commercial Roofing has a **Liability Insurance** policy with Travelers Insurance Agency (ph: 435-637-5433) that provides \$1,000,000.00 per occurrence. All of our employees are covered by **workers compensation insurance** provided by the Travelers Insurance so that you will not be exposed to any liability should any of our employees be injured while on your job.

When Professionalism meets proven technologies, expectations are exceeded.

Grand opening of our 12,000 square foot headquarters is where we distribute our Iron Sentry Roof systems throughout Utah and Nevada.

Our specialized application equipment allows us to manufacture a seamless roof system on your existing roof. Our technology is designed to assure a



consistent thickness of our Iron Sentry™ product seamlessly across the entirety of your roof creating a weatherproofing system that will last for decades.

Our fleet of diverse equipment allows us to specialize in application of even the largest roof systems and service targeted small job management. We are able to apply the right equipment to the right job.





Comparison Chart

Essential Benefits for a Long Lasting Leak Proof, Environmentally Friendly, and Inexpensive Re-Roof Solution	Shep's Commercial Roofing	Other Commercial Roofing Companies
Expense of the new roof less than 1/3 the price of tearing off the old roof and replacing with a new (up to) 30 year roof warranty covering labor and material	Yes	
Exclusive Iron Sentry™ Roof Coatings	Yes	
GSM factory certified applicators	Yes	
Free roof inspections	Yes	
Roof cost is fully deductible in the year of the project, not requiring a long-term capitalization tax treatment by the IRS	Yes	
Insulation quality of the roofing exceeding 30%	Yes	
Local environmental tax credits are available in several states for not having to tear down and dispose of an old roof.	Yes	
Energy savings exceeding 30% cost of utilities from installation of Iron Sentry™ roof	Yes	
Financing for governmental entities, school districts, state and local facilities, colleges etc.	Yes	
Commercial buildings financing for Iron Sentry™ roofing	Yes	

GSM Products

Iron Sentry™ - Roof Recovery and Restoration

The "Iron Sentry™" roofing products help you seal roofing surfaces, such as concrete, metal, EPDM, built-up and more. The base coat is red, has a perm rating of less than 0.002, is a one to one mix and is simply called Iron Sentry™ 121 - **Hand mix or Spray mix**. We have a silver and white topcoat. They both have perm ratings of 1.8-2.2; they have great reflectivity, abrasion resistance and have a class A fire resistance on non-combustible surfaces. The white topcoat is a pure aliphatic and simply called Iron Sentry™ 1535B or **White Aliphatic Coating**. The silver topcoat is called Iron Sentry™ 1401- **Silver Aromatic Coating** a single component, moisture cure, polyurethane coating.

When properly applied, our products have outstanding adhesion to metal, urethane foam, and most other conventional roofing surfaces. Iron Sentry™ roofing products also resist the effects of mold, mildew, fungus and parasites. Iron Sentry™ system will create a waterproof, radiant heat barrier for your roof saving money in the heating and cooling of your building.

Bolts, seams, protrusions, equipment supports and perimeter edges are the vulnerable parts of the roof. When an Iron Sentry™ Roof system is applied it stops water infiltration and is less effected by ponding water than most coatings. A quick setting liquid applied rubber that conforms and fills the toughest flashing demands creating a fully adhered, seamless roof.

Energy Savings

- Non-Global Warming "Green" Clean Air Contribution
- 30% "R" Factor Building Insulation

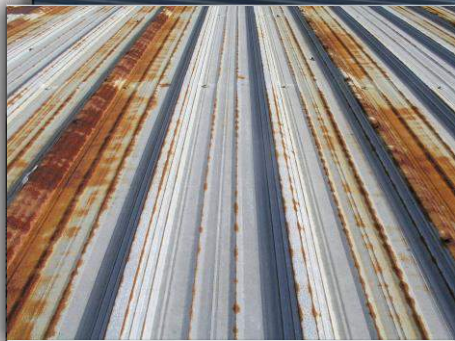
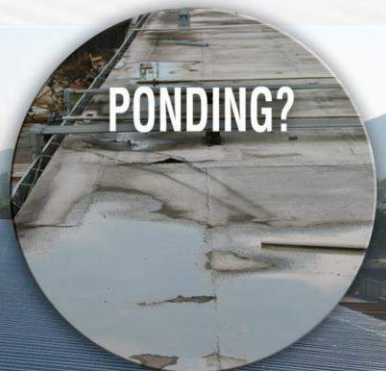
Up to 83% Roof Reflectivity Factor

Researchers at the Lawrence Berkeley Laboratory (LBL) have examined the savings of reflective roofing systems in three buildings in Sacramento, California. One building was an occupied residence located in an older section of Sacramento with RSI-2 ceiling insulation under a composite shingle roof. The initial roof reflectivity was measured at 0.18, which was increased to 0.81 by application of an elastomeric roof coating. The air conditioning load in the building was reduced by 69% with a 28% reduction in the peak electrical demand. The savings amounted to an energy use reduction of approximately 12 kWh per day with a 2.3 kW reduction in peak power demand. The second and third buildings were test bungalows at a school site. Both buildings had metal roofs, one that was uncoated and the other that was painted brown. Both had attic insulation of approximately RSI-3.3. In both cases the buildings' corrugated metal roof albedo was increased to approximately 70%. Measured air conditioning energy use was reduced by approximately 40% for the brown roofed building and by approximately 50% for the coated metallic roof surface.



Restore Your Roof Restore Your Peace of Mind

ARE YOU SEEING **SIGNS OF TROUBLE** ON YOUR ROOF?



AFTER

Extend Your Roof's Life with IRON SENTRY



Increase the Energy Efficiency of Your Building with IRON SENTRY Reflective Roofing



Why Choose IRON SENTRY?

Peace of Mind Service

- Sentry Spec™: FREE CSI Format Specifications.
- Installed by Experienced Contractor.
- The right product for your roof.



Peace of Mind Technology

Other roof surfaces absorb water and heat exposing your roof to premature aging.

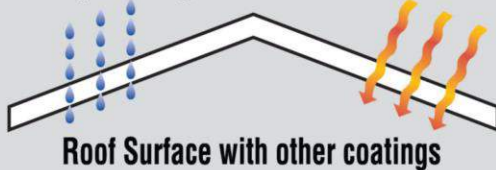
IRON SENTRY System creates a waterproof and radiant heat barrier.

Moisture Seeps Through

Radiant Heat Penetrates

Impermeable to Moisture

Reflects Radiant Heat



Peace of Mind Savings

Reduce Building Energy Cost as much as 30%

Save up to 66% over Roof Replacement

Extend the Life of Your Roof while Protecting Your Investment



Roof Material Specifications

Iron Sentry™ 1535B – White Aliphatic Coating

Product Information

The Iron Sentry™ White Aliphatic Coating is an exterior grade, single component, moisture cure, polyurethane coating. It is designed for use as a surface coating where reflectivity, durability, high abrasion resistance, and low life cycle costs are required. When properly applied, it has outstanding adhesion to metal, urethane foam, and most other conventional roofing surfaces. MCPU White Aliphatic Coating also resists the effects of mold, mildew, fungus and parasites.

Typical Properties

Property Value

Appearance White Liquid
Specific Gravity 1.07 to 1.13
Solids Content 72% to 76%
Solvent Content 24% to 28%
Viscosity at 77° F 8000 to 12000 cps
Tensile Strength (ASTM D-412) 1200 to 1600 psi
Elongation (ASTM D-412) 220% to 260%
Hardness (ASTM C-518) 55 shore A to 65 Shore A
Flammability Class A on Non-Combustible Surfaces
Low Temperature Flexibility ASTM 413 Excellent
Abrasion Resistance ASTM C501 Excellent
Solar Reflectance ASTM E903 87% initial, 83% after 3 years
Water Vapor Permanence (ASTM D-96) @ 11 dry mils 1.8 to 2.2 perms
Coverage Rate for 11 dry mil thick membrane 1 gallon per 100 Square Feet.

Iron Sentry™ 1401 - Silver Aromatic Coating

Product Information

The Iron Sentry™ Silver Aromatic Coating is an exterior grade, single component, moisture cure, polyurethane coating. It is designed for use as a surface coating where reflectivity, durability, high abrasion resistance, and low life cycle costs are required. When properly applied, it has outstanding adhesion to metal, urethane foam, and most other conventional roofing surfaces. Iron Sentry™ Silver Aromatic Coating also resists the effects of mold, mildew, fungus and parasites.

Typical Properties

Property Value

Appearance Silver Liquid
Specific Gravity 0.97 to 1.03
Solids Content 75% to 79%
Solvent Content 21% to 23%
Viscosity at 77° F 2500 cps to 3000 cps
Tensile Strength (ASTM D-412) 1000 psi to 1400 psi
Elongation (ASTM D-412) 220% to 260%
Hardness (ASTM C-518) 55 Shore A to 65 Shore A
Flammability Class A on Non Combustible Surfaces
Low Temperature Flexibility ASTM 413 Excellent
Abrasion Resistance ASTM C501 Excellent
Solar Reflectance ASTM E903 76% initial/72% after 3 years
Water Vapor Permeability (ASTM D-96) @ 11 dry mils 1.8 to 2.2 perms
Coverage Rate for 11 dry mil thick membrane 1 gallon per 100 Square Feet

Iron Sentry™ 121 -Spray polyurethane sealer MPC 1334 A/B

Product Information

Iron Sentry™ **Spray** Sealer is an exterior grade, two component, reactive cure, polyurethane sealer. It is designed for use as a surface coating where durability, high abrasion resistance, flexibility and low life cycle costs are required. When properly applied, it has outstanding adhesion to metal, urethane foam, EPDM rubber and most other conventional roofing surfaces. Iron Sentry™ Sealer resists the effects of mold, mildew, fungus and other parasites

Typical Properties

Property Value

Finished Appearance
Flexible Red Rubber-like Membrane Specific Gravity (MCP1334A) liquid component 1.17 to 1.23
Specific Gravity (MCP1334B) liquid component 1.07 to 1.13
Viscosity at 70° F (MCP1334A) liquid component 2800 cps to 3800 cps
Viscosity at 70° F (MCP1334B) liquid component 3600 cps to 4600 cps
Mixing Ratio MCP1334A to MCP1334B One to one by volume
Tensile Strength (ASTM D-412) membrane 1000 psi to 1300 psi
Elongation (ASTM D-412) membrane 140% to 170%
Hardness (ASTM C-518) membrane 60 Shore A to 70 Shore A

Water Vapor Permeability (ASTM D-96) 48 mil membrane Less than 0.002 perms
Coverage Rate for 48 dry mil thick membrane 3 gallons mixed liquids per 100 Square Feet
Gel Time Sprayed at 130°F. Tack Free Cure Less than 2 minutes. Tack Free in 4 hours.

Note:

The above values are not specifications.

Open time, gel time and dry time will all vary depending on temperature and humidity at time of installation. It is recommended that on site testing be performed in job conditions prior to installation. The above values are controlled laboratory results. Results obtained in the field will differ under varying conditions.

Iron Sentry™ 1336A Polyurethane Sealer

Product Information

Iron Sentry™ **Hand-Mix** Sealer is an exterior grade, two component, reactive cure, polyurethane sealer. It is designed for use as a surface coating where durability, high abrasion resistance, flexibility and low life cycle costs are required. When properly applied, it has outstanding adhesion to metal, urethane foam, EPDM rubber and most other conventional roofing surfaces. Iron Sentry™ Sealer resists the effects of mold, mildew, fungus and other parasites.

Typical Properties

Property Value

Finished Appearance

Flexible Red Rubber-like Membrane

Specific Gravity (MCP1336A) liquid component 1.17 to 1.23

Specific Gravity (MCP1336B) liquid component 1.07 to 1.13

Viscosity at 70° F (MCP1336A) liquid component 2800 cps to 3800 cps

Viscosity at 70° F (MCP1336B) liquid component 3600 cps to 4600 cps

Mixing Ratio MCP1336A to MCP1336B One to one by volume

Tensile Strength (ASTM D-412) membrane 1000 psi to 1300 psi

Elongation (ASTM D-412) membrane 140% to 170%

Hardness (ASTM C-518) membrane 60 Shore A to 70 Shore A

Water Vapor Permeability (ASTM D-96) 48 mil membrane less than 0.002 perms

Coverage Rate for 48 dry mil thick membrane 3 gallons mixed liquids per 100 Square Feet

Gel Time Poured at 80°F. Tack Free Cure @ 80°F 25 to 35 minutes. Tack Free in 8 to 12 hours.

Iron Sentry™ 1425 B MAC Primer

Product Information

The Iron Sentry™ MAC Primer is intended for use as an adhesion promoter for Iron Sentry™ Sealers, Iron Sentry™ Silver and Iron Sentry™ White roof coatings to metal, asphalt materials and concrete roof surfaces. It is a clear to amber viscous liquid and has a very minimal aromatic odor at room temperature.

Surface Preparation

Surface must be clean, dry and in good repair. Any rust, debris, gravel, dust, silt or foreign matter must be removed prior to application by means of sweeping and power washing using Iron Sentry™ Rust Neutralizer/Cleaner. Areas where ponding water exists shall be scrubbed with detergent and Rinsed clean.

Application

Iron Sentry™ MAC Primer shall be applied by means of HVLP spray equipment at a rate of 200 square feet per gallon. Once applied, material shall be allowed to flash off until dry but tacky.



Financing Your Facilities New Roof

Regardless of fluctuating market conditions, strengthening our communities remains a fundamental value at Shep's Commercial Roofing. Through focused lending and tax credit investments, we work with investment bankers who support projects that renew and preserve community life, create jobs and encourage economic development.

Shep's Commercial Roofing works with several large commercial banking and investment companies in finding you the best rates, terms and speedy lending to achieve the financing of your new roof.

Financing your Commercial Facility Roof

100% Commercial roof financing is available to qualified purchasers. Whether you choose to purchase the roof personally or through the business, we are prepared to show you the best options through our qualified lenders.

Leasing Your New Roof

Yes, you can lease your complete new roof installation with lease payments tailored to your budget. At the end of the lease period, you can purchase your roof for one dollar. Ask us how this works in detail. Leasing a new roof may be your best financial option.

Purchasing Your New Roof

Our investment banker connections would be interested in financing your new roof and could offer you very low to no interest terms with very low payments in exchange for using the fast depreciation and any tax credits you could pass through to the lender. This is an exciting financing option for achieving a new roof installation.

Financing Your Publically Owned Facilities Roofs

Shep's Commercial Roofing has an exclusive network of specialized investors that will finance public entities that need capital improvements to their facilities. This financing option is tailor made with monthly or annual payments that fit your maintenance budget. Often, your new roof financing can also include other needs for capital improvement your public entity may need such as, new computers, school buses, HVAC equipment and other remodel needs.

To begin this process, we at Shep's Commercial Roofing will inspect and survey your roof with our in-house Roofing Engineer at no cost or obligation to you. Next, we will prepare a cost proposal for all or any sequence of structures that need roof maintenance. Next we introduce you to our finance experts whom will give you a quick evaluation of your budget options and fit your payment options to your approved operating budget.

The entire process of obtaining financing for your public entity will be assisted through our finance department here at Shep's Commercial Roofing. We will work with your Attorneys, Accountants, and lending source to make every step understandable and easy for your Board and Public Hearings to understand.

Once approved, your new Line of Credit is entirely under your control for completing all of your facility roofing improvements or over time, complete those improvements on your schedule of need.

Our expert financing department here at Shep's Commercial Roofing will be happy to have a no cost to you meeting to go over the steps and qualification process for your public entity.

Tax Savings

IRS Expense Instead of Capitalization

- o The IRS has many limitations of tax treatments for equipment purchased, vehicles, and most forms of remodeling, including a structural new roof.

These "expenses" are required to be written against income over a number of years proportionally.

Our "Iron Sentry" roof coatings are considered an expense in the year of purchase by our customers. In other words, the entire cost of our roof system can be deductible at 100% cost in the same year as the roof is contracted and paid for. No long term capitalization is required. Often the tax savings of expensing our costs can more than pay for your roof.

Federal IRS Tax Credits

- o Because our "Iron Sentry" roof system meets or exceeds a 30% energy savings, your roof installation will qualify for any available tax credits from the Federal Government.
- o Currently, the tax credit is being changed in Congress to \$.60 per square foot of your "Iron Sentry" roof installation. That means an average 10,000 square foot building would be \$6,000 tax credit that you can apply directly to your tax liability owed to the IRS. (Until this change has occurred, you will receive \$-----tax credit).

State Tax Credits

- o State Disposal Free Tax Credits are available in several states. This is a direct tax credit for not contaminating the environment with waste materials from tearing down an old roof and disposing the trash in the local waste disposal facility. Most of our installations do not require a "tear down" of an existing older roof.

Don't neglect the one asset which protects all of your other assets. Your roof is an expensive corporate asset which is often abused, damaged and neglected. The weather bakes it, freezes it and drowns it. Maintenance personnel walk on it and throw things on it. Occupants often drill holes in it and place bolts or screws through it. Window washers roll heavy equipment across it. Minor problems which could have been easily repaired, become major problems, which can create the need for a complete roof replacement. Many roof replacements could have been avoided or delayed for years with the Roof Maintenance Program by Shep's Commercial Roofing.



What Shep's Commercial Roof Maintenance Inspection Does for You

- Report of minor problems that could lead to major problems, expense and inconvenience.

-----Which alerts you---
and

- Aids in the prevention of most premature roof failures.
- Informs you to keep roofs in maintainable condition.
- Increases life span of roofs.
- Reduces downtime caused by leaks.
- Reduces inventory damage.
- Reduces equipment damage.
- Reduces tenant complaints.

Shep's Commercial Roofing provides semi-annual reports of roof condition and early warning of;

---when/If repairs are needed---

- Shep's can provide immediate emergency repairs in the event of storm damage, break-ins, etc. (proposal of costs given at time of inspection).

Most conditions that may affect roof integrity are:

Air conditioning equipment

Duct work

Skylights

Blisters and Splits

Stress Movement

Electrical conduit

Process Piping

Mechanical equipment

Antennas and guy wires

Drainage systems

(i.e., clogged drains or downspouts)

Cracking of walls, leaks from

caulking, etc.

Additionally, Shep's Commercial Roofing

- Provides, in a timely manner, information for the budgeting of maintenance costs and replacement capital.
- Regular inspections can reveal unauthorized tenant improvements, which often are the cause of subsequent roof problems.
- Provides information about roof abuse and who or what may be responsible.
- And most importantly, Shep's Commercial Roofing *saves you money.*



Factory and Shep's Product/Installation Warranty

MCPU Polymer Engineering, A Division of MCP Industries, Inc. (hereinafter referred to as "CPU") warranties to the building owner that the coating will not leak for a period of (10) years due to deterioration caused by ordinary weathering conditions and is renewable up to (30) years. Should the coating leak water during this period due to such deterioration, MCPU will furnish at no charge, all materials and labor necessary to repair such leaks.

Portfolio

The following images illustrate buildings that have been coated using the Iron Sentry™ products as shown before and after the work was performed.



(BEFORE/AFTER)



(BEFORE/AFTER)



(BEFORE/AFTER)



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