

LEAK LOCK INSULATION CONTRACTING LLC

CAMPANY PROFILE



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<https://leaklockuae.com/>



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OFFICE F31, COMMERCIAL-5 BUILDING PLOT
NO. 176-0 - SAIH SHUAIB 2 - DUBAI
INDUSTRIAL CITY - DUBAI - UNITED ARAB
EMIRATES

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About Us

Leak Lock Insulation Contracting LLC is a UAE based company delivering specialized metal roof waterproofing and metal fabrication solutions for commercial and industrial projects. We focus on protecting buildings, extending asset life, and reducing maintenance risks through technically sound and reliable workmanship.

Our core expertise includes roof waterproofing systems for metal and concrete roofs, insulation works, roof repairs, leak rectification, and preventive maintenance solutions designed for harsh climatic conditions. We also provide custom metal fabrication, structural steel works, sheet metal works, gutters, skylights, and related installation services executed with precision and safety compliance.

We work with proven materials, skilled manpower, and disciplined project execution to ensure durable results, operational safety, and long-term performance. Our approach is practical, detail driven, and aligned with client requirements, site conditions, and industry standards across the UAE.

Vision

"Protecting assets. Powering industries.
Building reliable structures".

Mission

Our mission is to safeguard client assets through guaranteed waterproofing, energy-efficient lighting, and reliable structural solutions, executed with technical rigor, quality workmanship, and the highest safety standards.

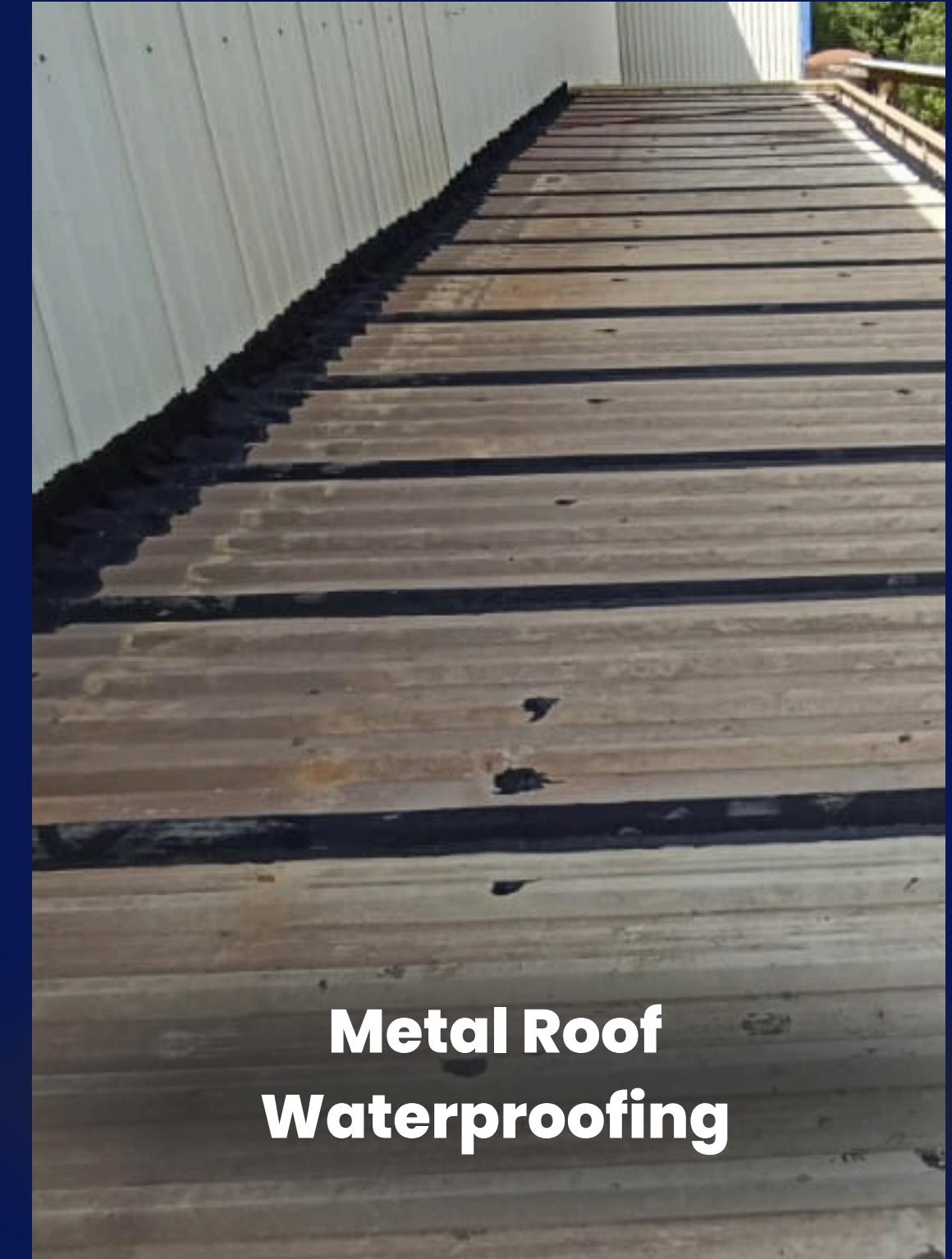
Roof Waterproofing Services



**Metal Roof
Waterproofing**



**Roof Gutter
Waterproofing**



**Metal Roof
Waterproofing**

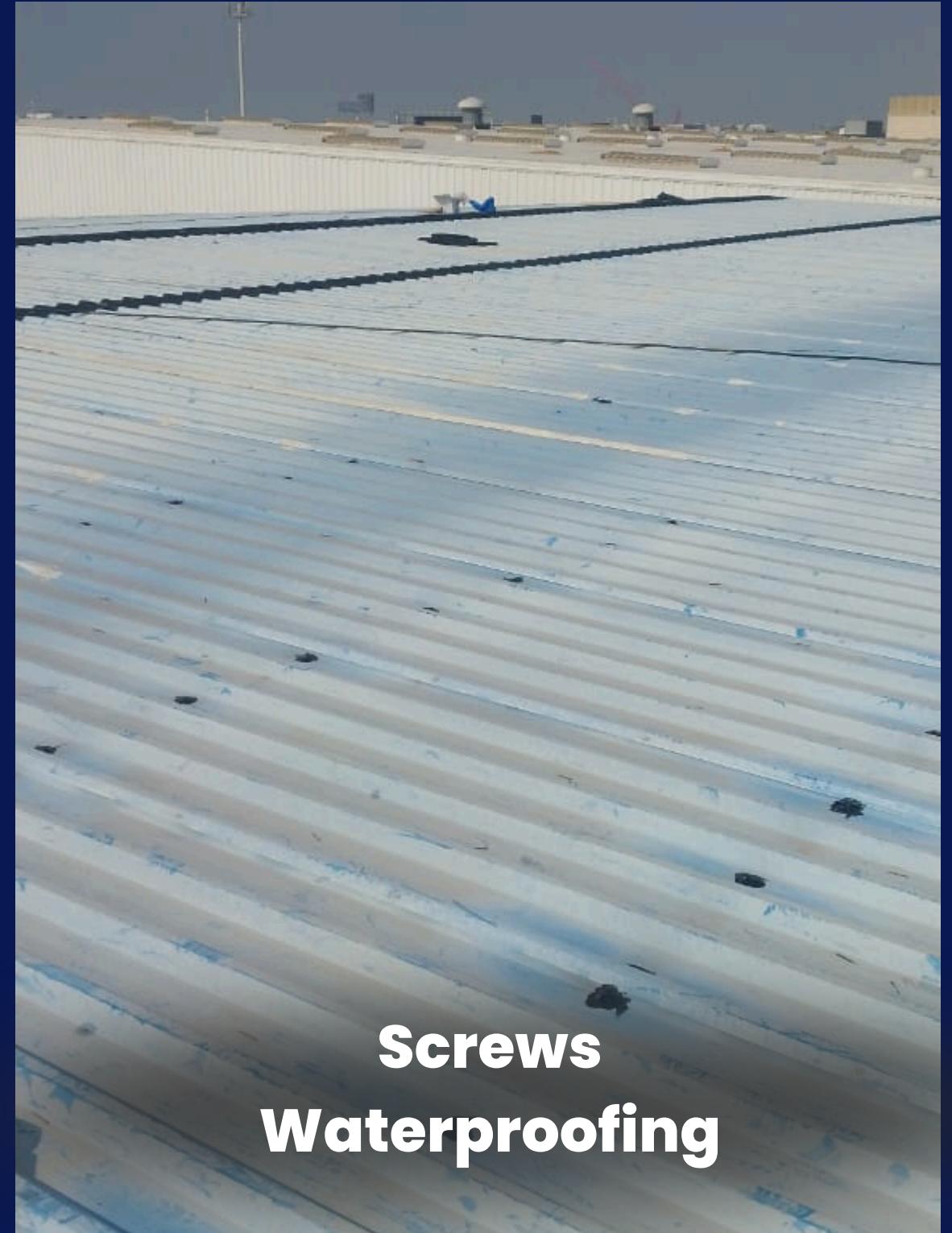
Roof Waterproofing Services



**Chimney
Waterproofing**



**Roof Glass
Waterproofing**

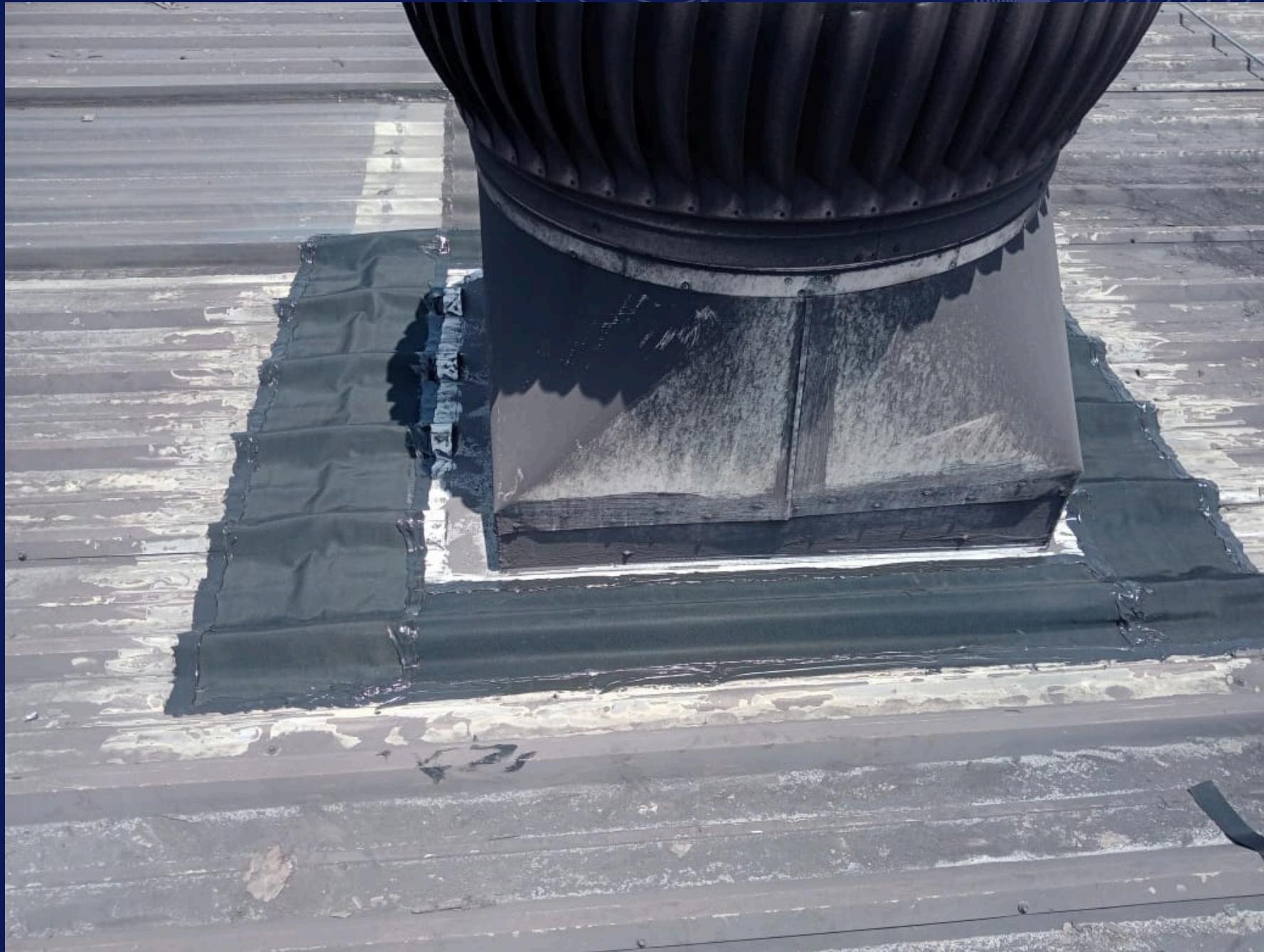


**Screws
Waterproofing**

Metal Roof Waterproofing



Waterproofing of Ventilation fan



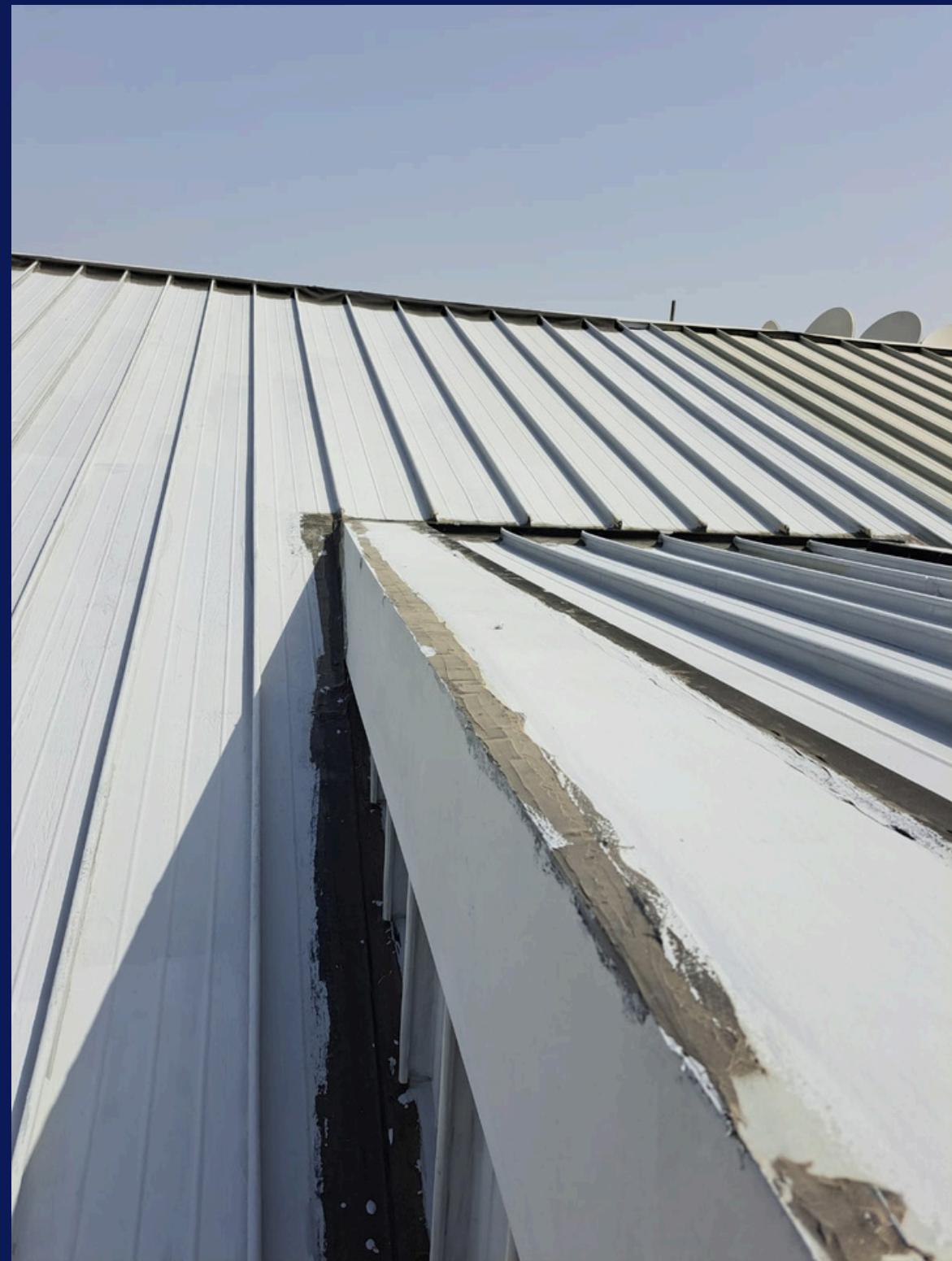
Concrete Roof Waterproofing



Skylight Waterproofing



Metal Roof Waterproofing





FABRICATION SERVICES

Fabrication Services



Metal Fabrication

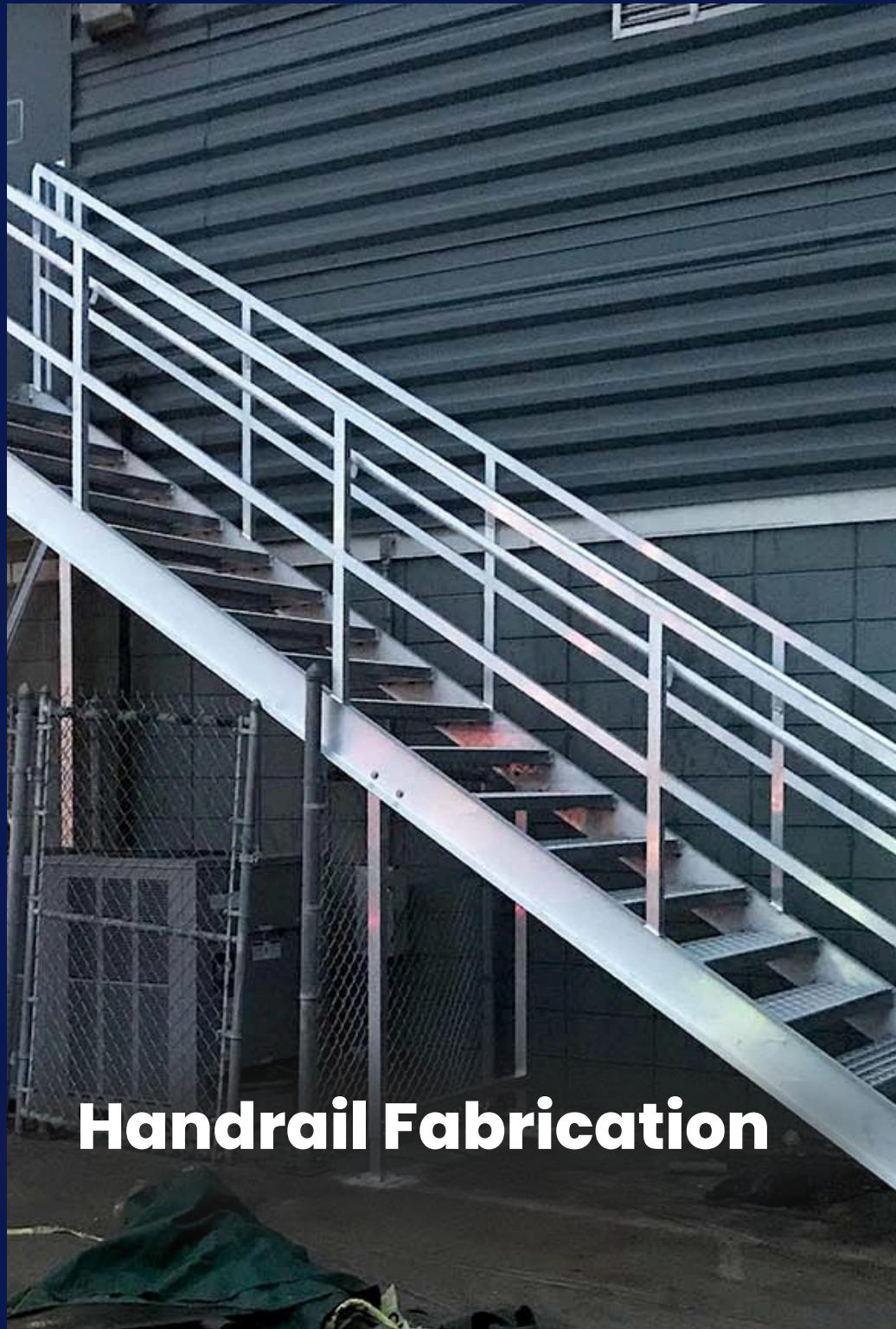


**stainless steel
fabrication**



**Aluminum
Fabrication**

Fabrication Services



Handrail Fabrication



Gates Fabrication & Installation



Fence Fabrication & Installation

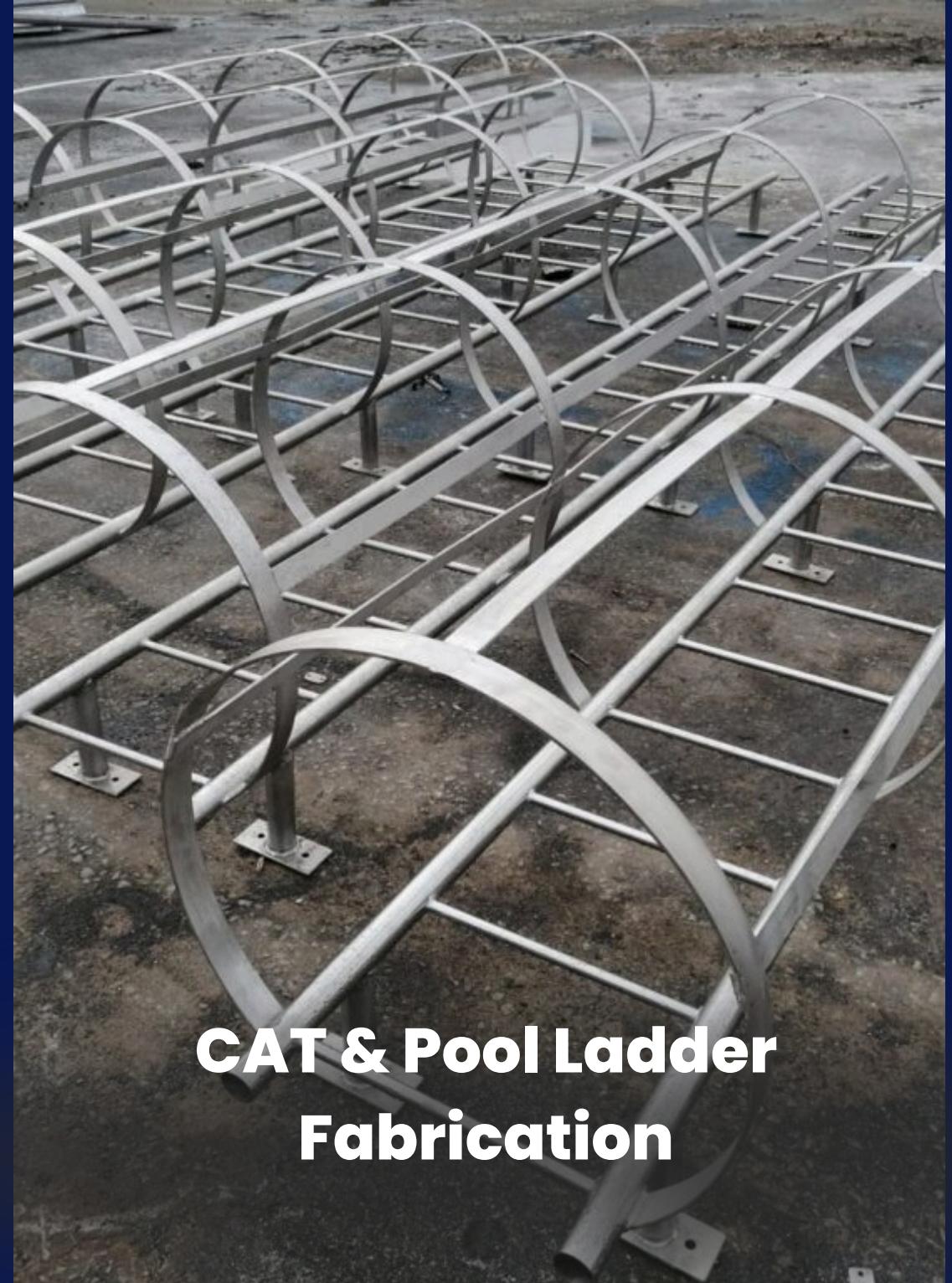
Fabrication Services



**Metal Grating
Fabrication**



**Bollards Fabrication &
Installation**



**CAT & Pool Ladder
Fabrication**

Fabrication Services



**Car Parking Shades
Fabrication &
Installation**



**Mild Steel Staircase
Fabrication &
Installation**



**Environmental
Fabrication &
Installation**

PROJECTS DETAIL

Leak Lock UAE Waterproofing Projects

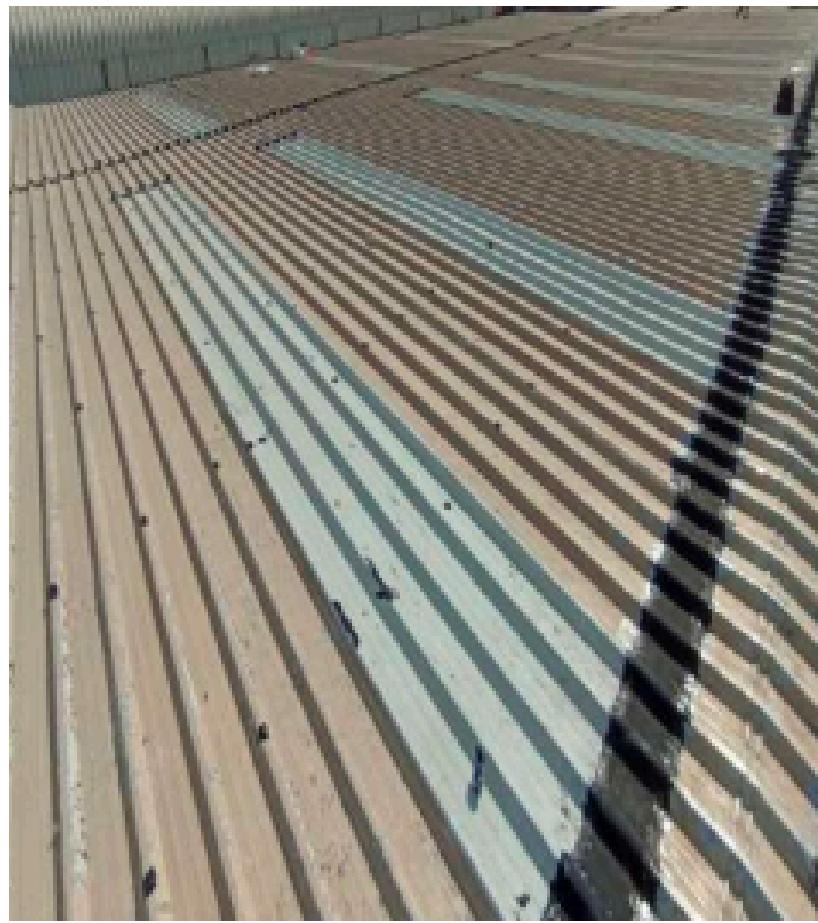
Leak Lock Insulation Contracting has successfully completed numerous projects across the UAE, including roof waterproofing, thermal insulation, and metal fabrication works, serving commercial buildings, warehouses, and industrial complexes with exceptional precision and quality.

Each project reflects our dedication to durability, sustainability, and client satisfaction. From residential waterproofing to large-scale industrial insulation, Leak Lock UAE continues to set benchmarks in performance, reliability, and long-term structural protection.



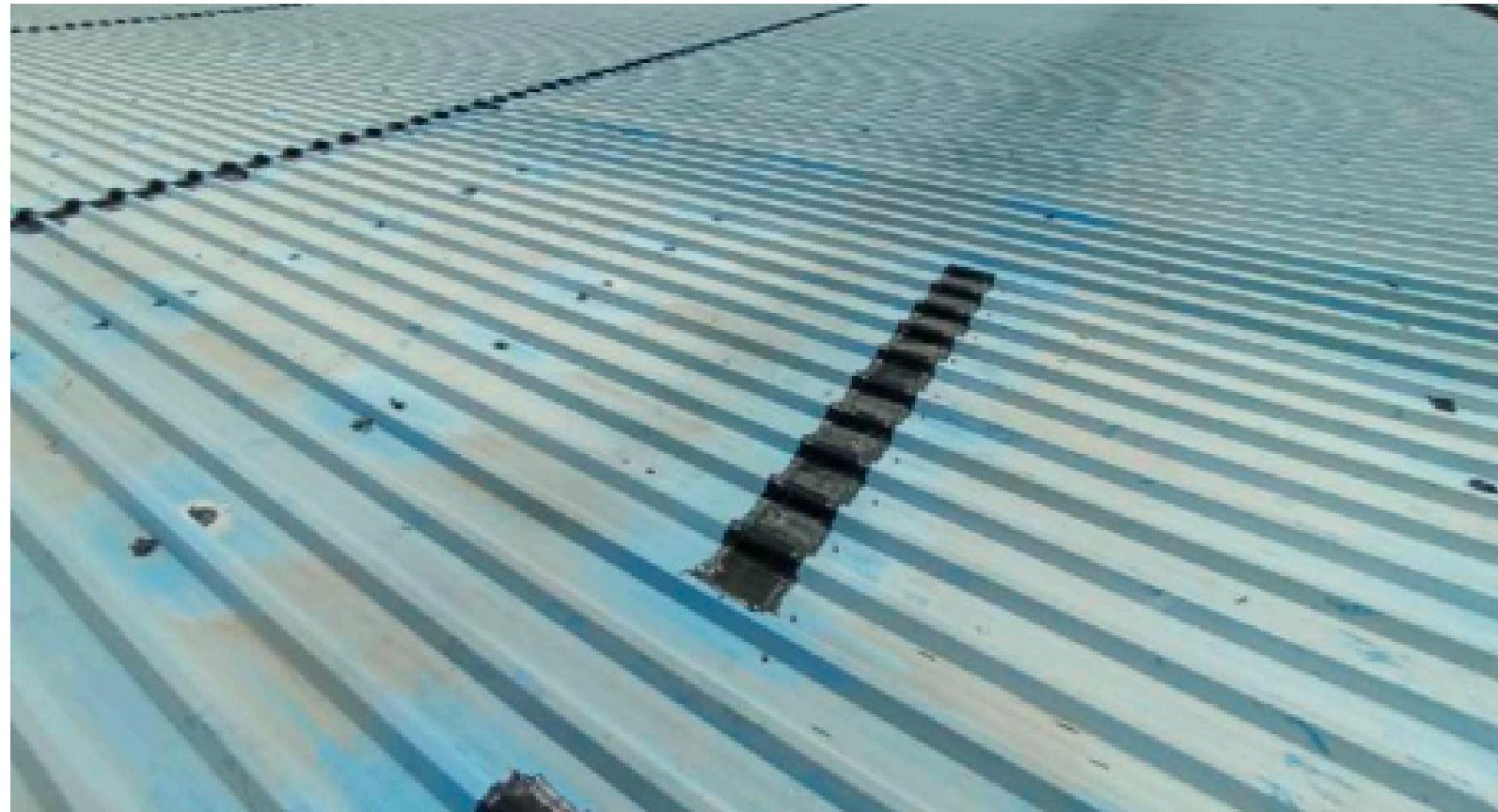
ROOFING **JOB PROJECTS**

Al Rawabi Dairy Co. Dubai 6,000m² (Metal Roof Waterproofing)



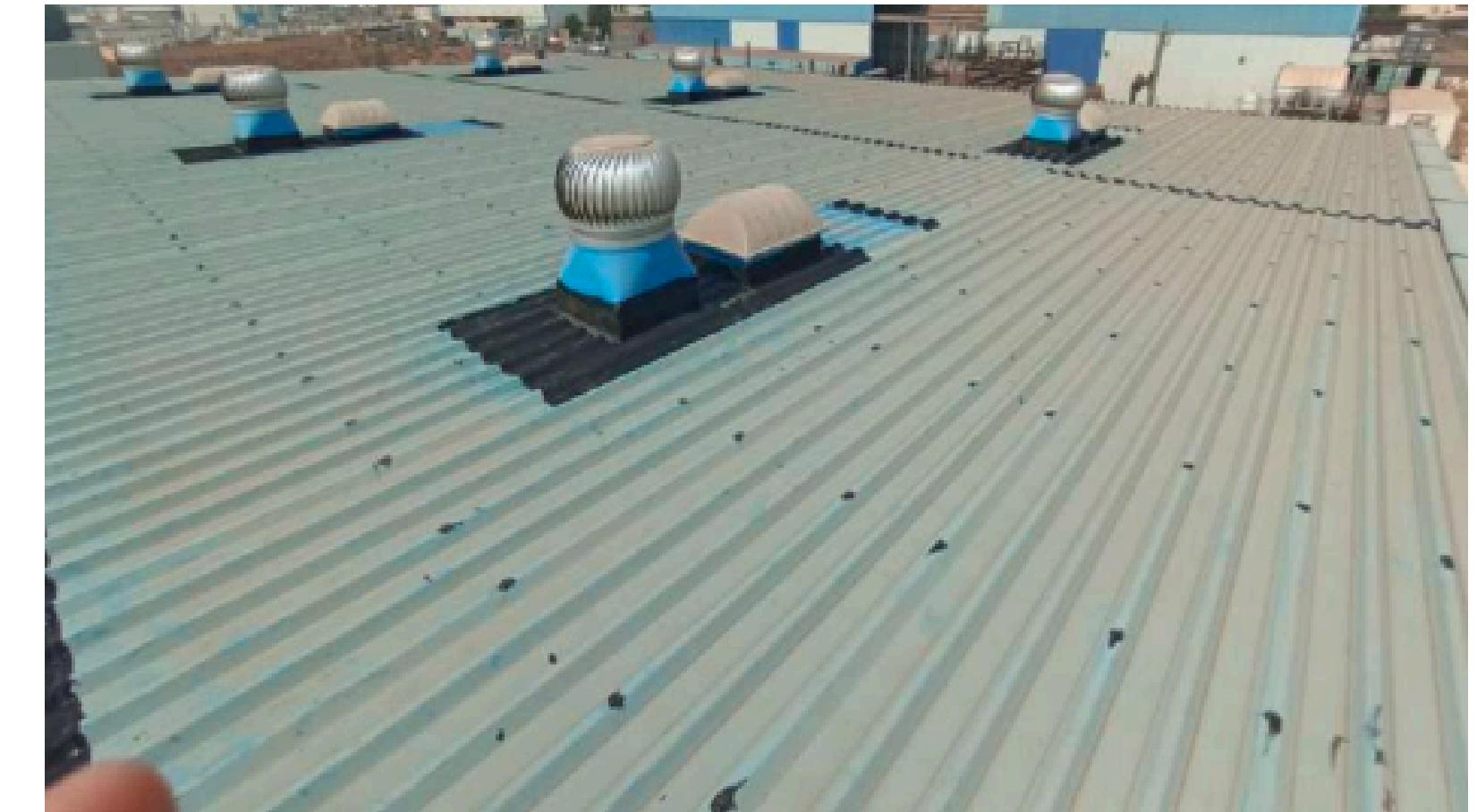
ROOFING JOB PROJECTS

Al Khattal Real Estate Dubai 9,900 m² (2 x Warehouses)

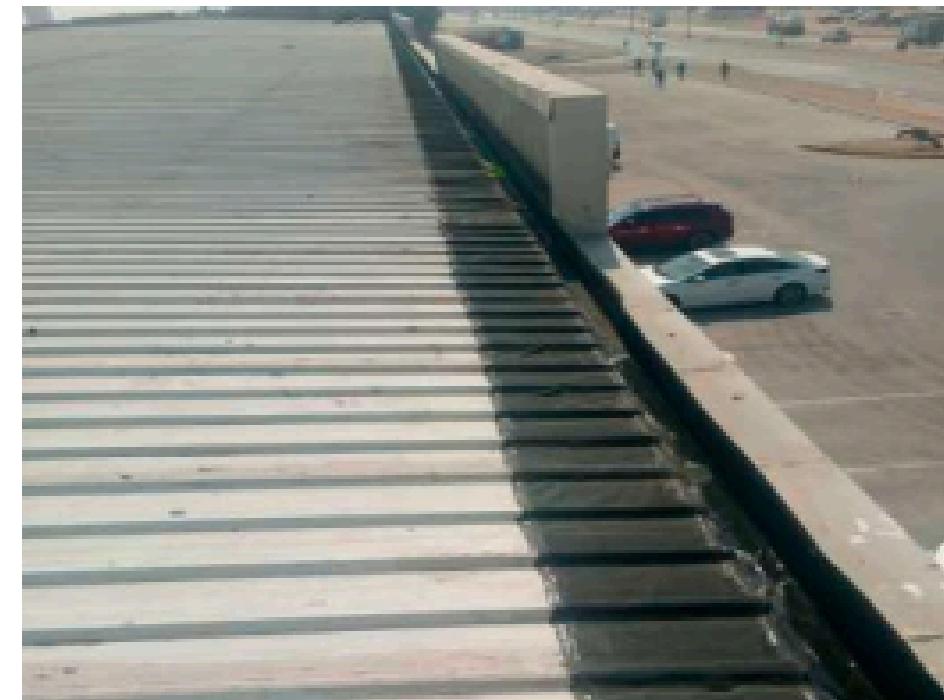
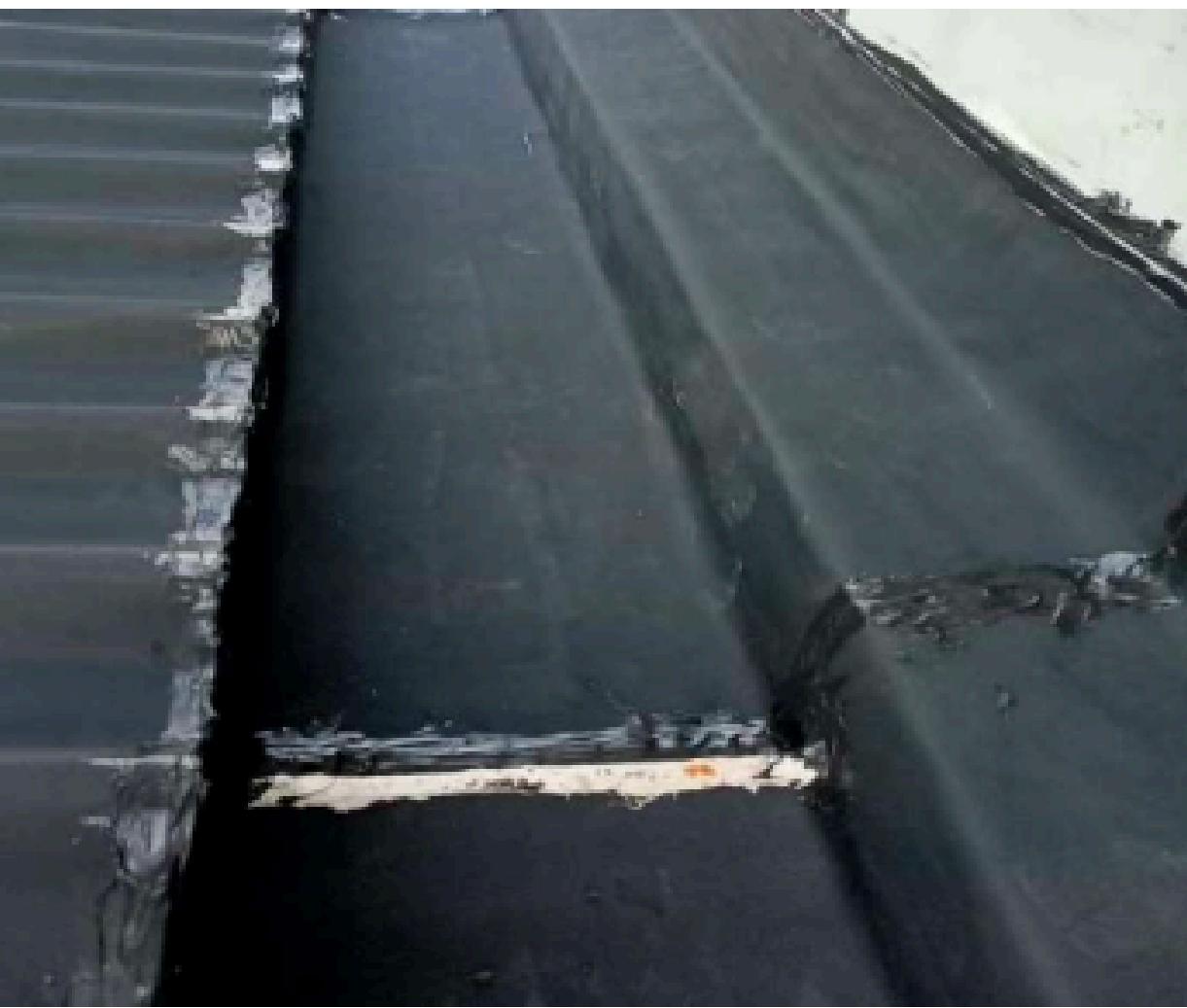


ROOFING **JOB PROJECTS**

Navitas Chemicals FZE Sharjah 1,000 m² (Roof Waterproofing)



Darwish Bin Ahmed & Sons Abu Dhabi (Gutter Waterproofing - 300lm)



Bin Shabib Contracting Dubai (Metal Roof Waterproofing) - 1,000m²



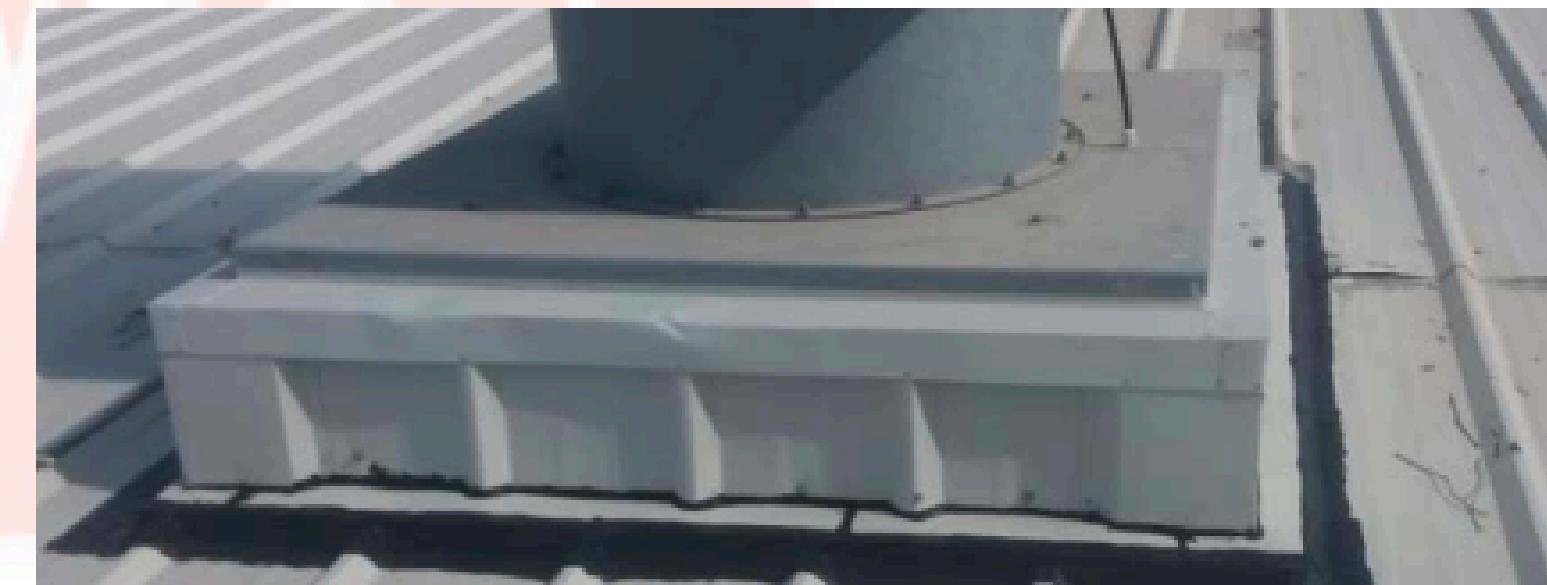
Muhammad Bin Rashid Space Centre Dubai (Metal Roof Waterproofing) - 1,080m²



AFSGT Dubai, 5,000 m² (Metal Roof Waterproofing)



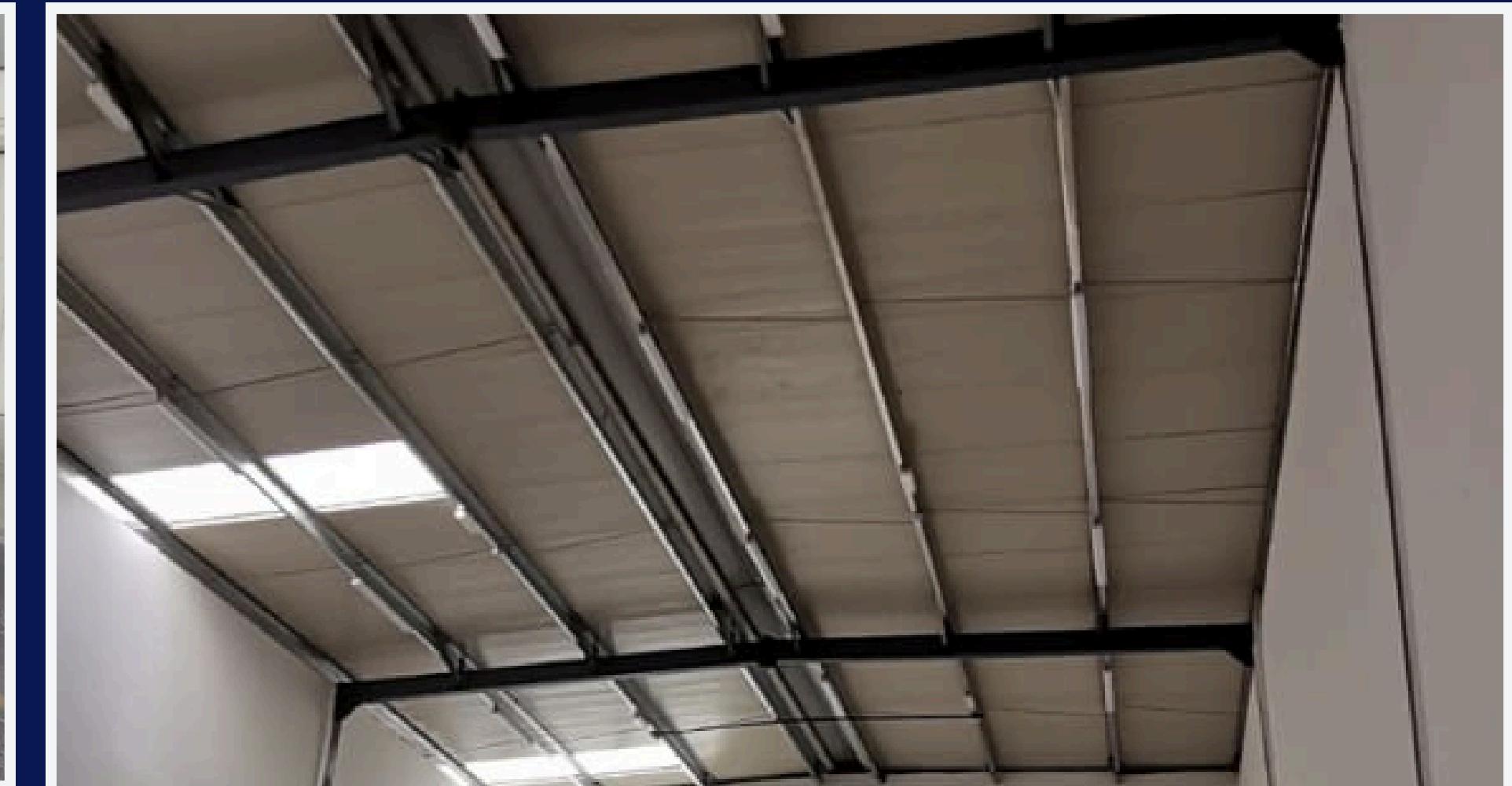
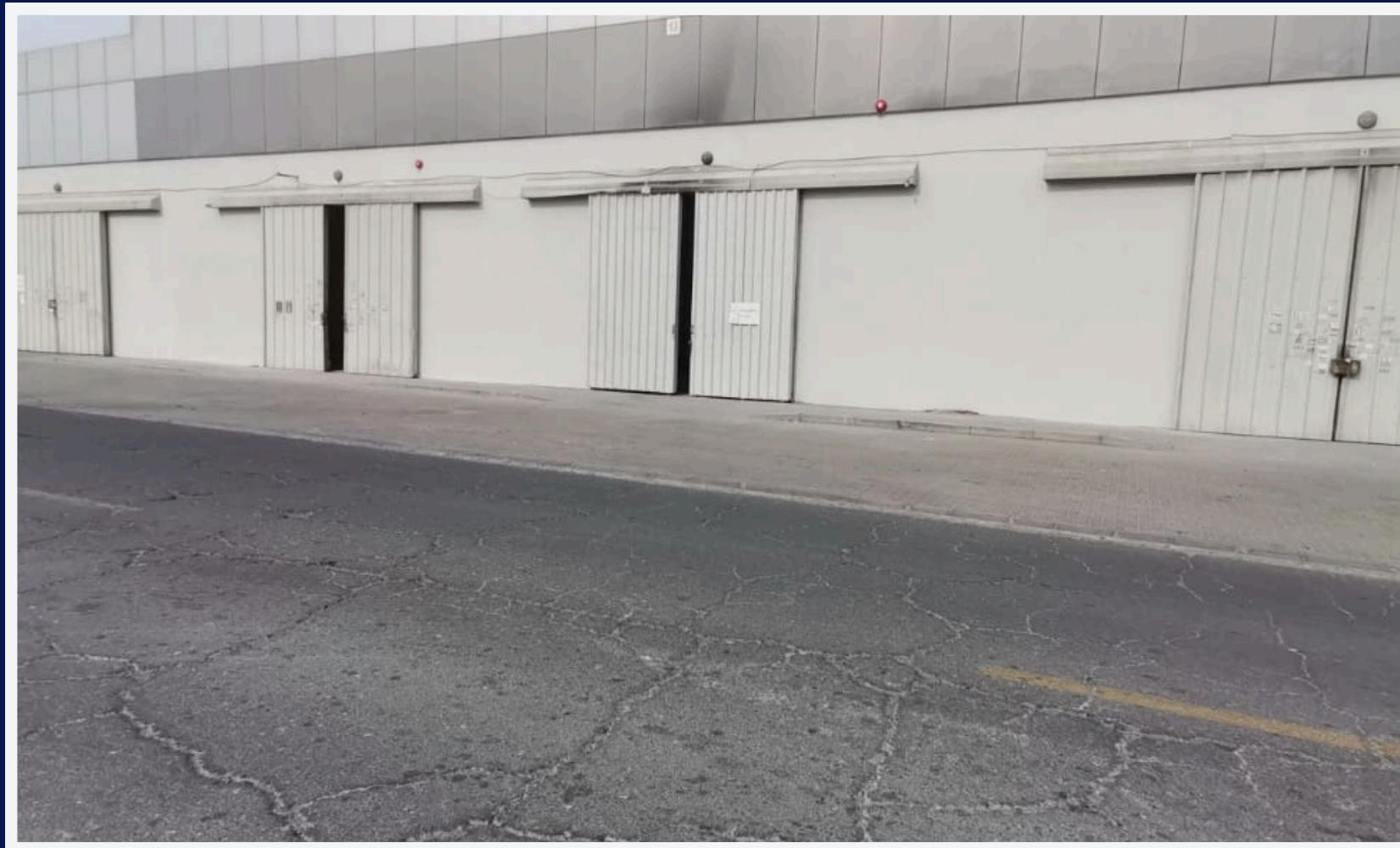
Ittehad Paper Mills Abu Dhabi (Ventilators Waterproofing)





FABRICATION PROJECTS

Al Amal (Al Soum Real Estate Warehouses 3000m2) Refurbishment of Warehouses (Structural/Civil/Electrical Works)



Star Cement Factory Ras Al Khaimah 6,000m² (Pre-Engineered Building Erection)



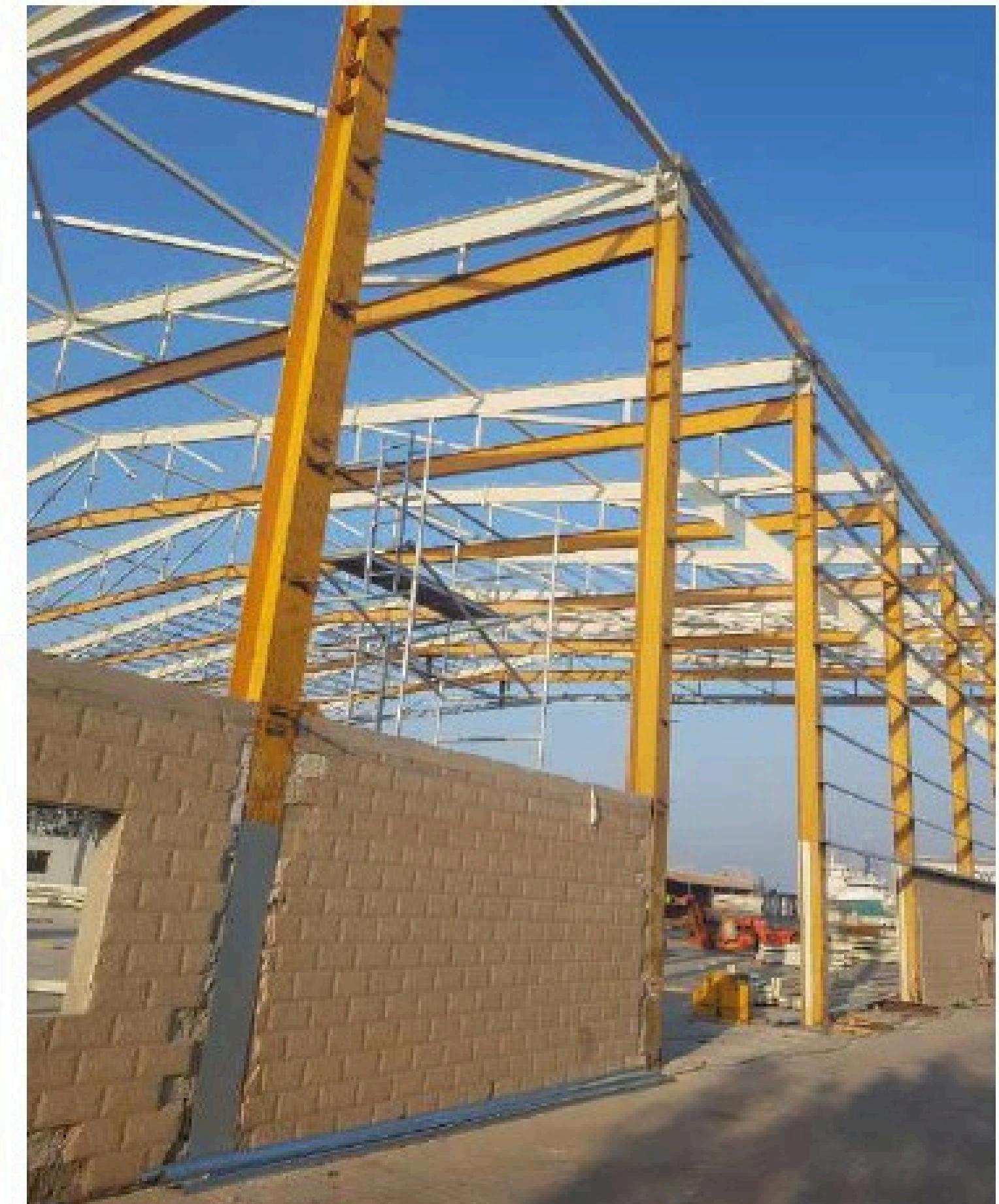
Iffco Ajman 3,600 m² (2 x Pre-Engineered Buildings Erection - Poultry Farm)



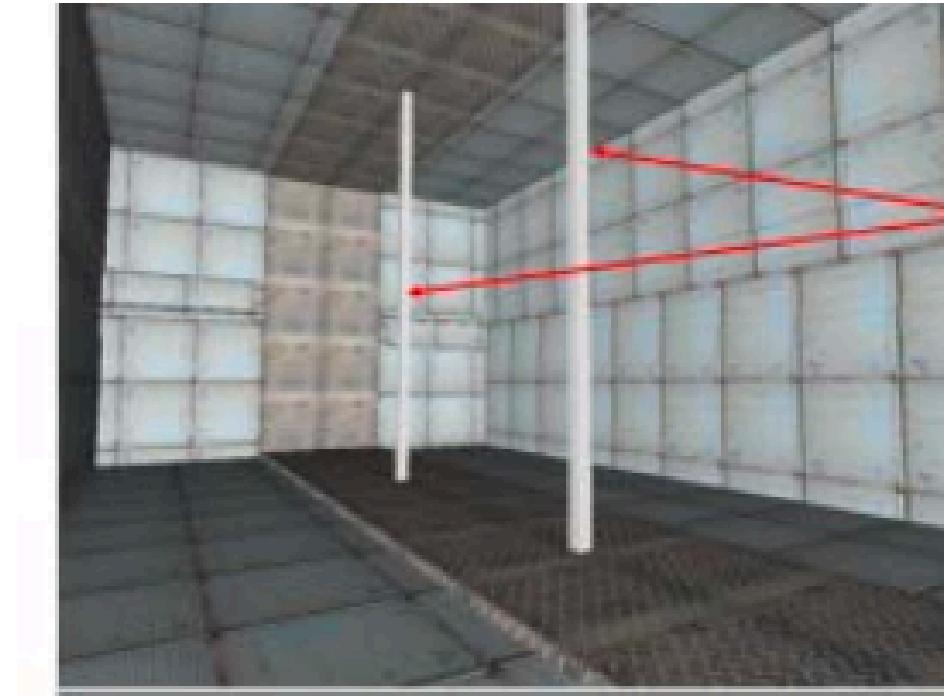
Dubai Hills Dubai, UAE (Play Ground Metal Roof Shade)



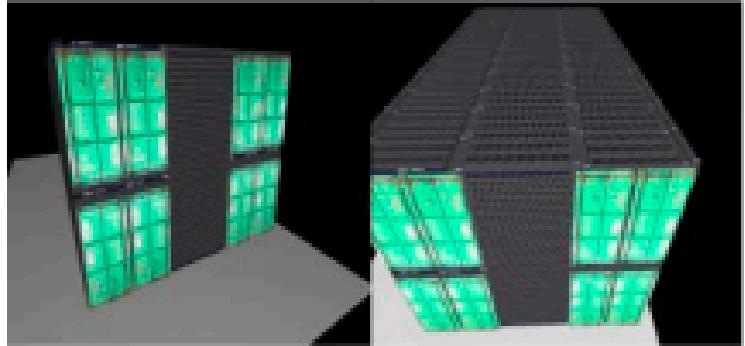
Transworld Sharjah, 2,800 m² (Pre-Engineered Building Erection)



Detailed Site Survey Reports with Measurements using Satellite Imaging Software's with Problem Identifications & Solutions as well as Consulting Services

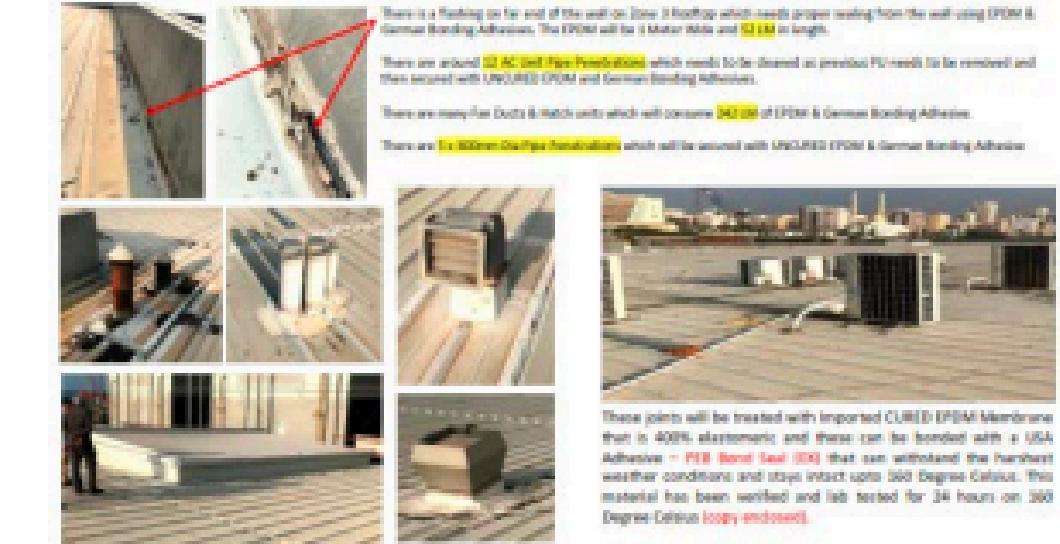


Both Frame Beams will be cut from the Middle and middle will be supported with 2 Nos. of 100x100mm x 2 sides support columns

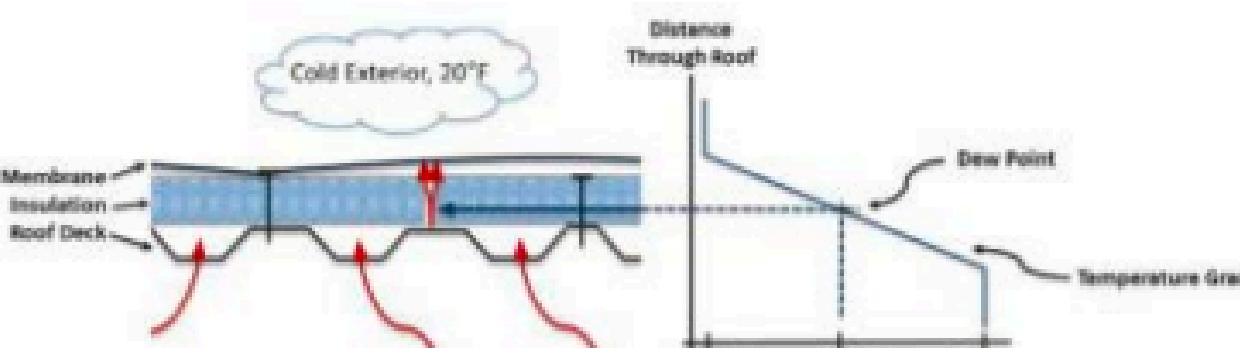


The UNCURED EPDM is a special product being used to prevent leaking of the water from the sheet terminations and gaps. This is being sealed properly at the joint terminations using the German Bonding Adhesive.

These joints will be treated with Imported UNCURED EPDM Membrane that is 400% elastomeric and these can be bonded with a German Adhesive - **FEB Bond Seal (EX)** that can withstand the harshest weather conditions and stays intact upto 360 Degree Celsius. This material has been verified and lab tested for 24 hours on 160 Degree Celsius (empty enclosed).



These joints will be treated with Imported CURLED EPDM Membrane that is 400% elastomeric and these can be bonded with a USA Adhesive - **FEB Bond Seal (EX)** that can withstand the harshest weather conditions and stays intact upto 360 Degree Celsius. This material has been verified and lab tested for 24 hours on 360 Degree Celsius (empty enclosed).



Condensation Problem in normal days due to constant temperature change

Condensation, Dew Point, and Roofing

Except in extremely arid climates, there is always some amount of water vapor in the air around us. When that air comes into contact with a cold surface, that water vapor condenses as a liquid onto the surface. A good example of this is the water droplets on the side of the glass of ice water. These droplets are commonly known as "condensation" and are what results when the air gets too cold to hold the water vapor that is in it. Even when a cold surface is not available, if the air temperature suddenly drops, water vapor condenses out as snow or fog. Air can only hold so much water - more at higher temperatures and less at colder temperatures.



Detailed Site Survey Reports with Measurements using Satellite Imaging Software's with Problem Identifications & Solutions as well as Consulting Services



The roof has 2 x Eave Gutters on the Larger side.



Gutter Size = 26 LM and 300mm wide x 2 nos.

Downspouts need thinner Drain Covers to prevent large amount of garbage to go in.



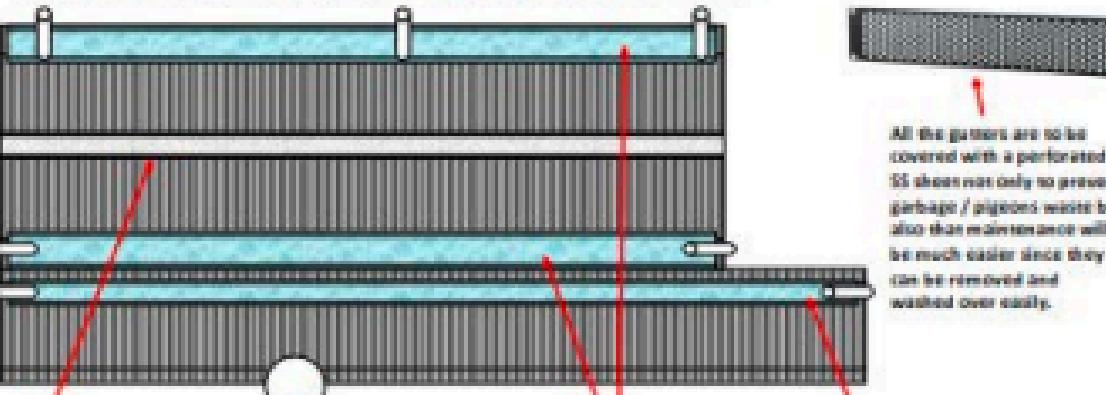
This roof has a Small Valley Gutter and an Eave Gutter at the far end of the roof and 4 downspout in each gutter. The gutter length is around 4.66 meters. However, there is too much Bird Waste on the roof and in the gutters resulting in complete clogging of the drains and water then penetrates from the sheet terminations underneath the sheet and the gutter. Heavy Maintenance is required of this area as well as to replace the gutters since these are also rusted.



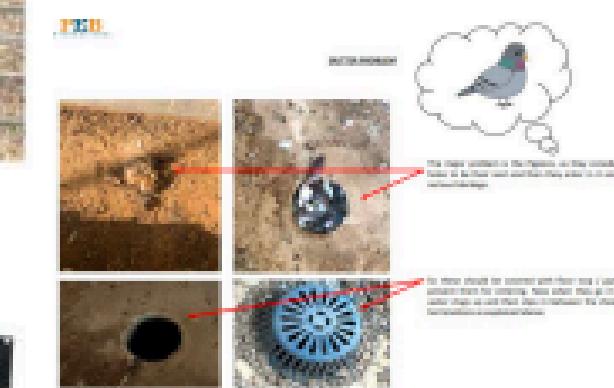
FLOOR PACKING (LOWER ROOF) - LARGE ROOF

TOP PERSPECTIVE ILLUSTRATION DIAGRAM OF THE GUTTERS & THEIR LENGTHS

Total Gutter Lengths: (Floor Packing (Lower Roof) = 17 + 17 + 23 LM = 57 LM Total Length



All the gutters are not covered with a perforated SS sheet as only to prevent garbage / pigments waste but also that maintenance will be much easier since they can be removed and washed over easily.

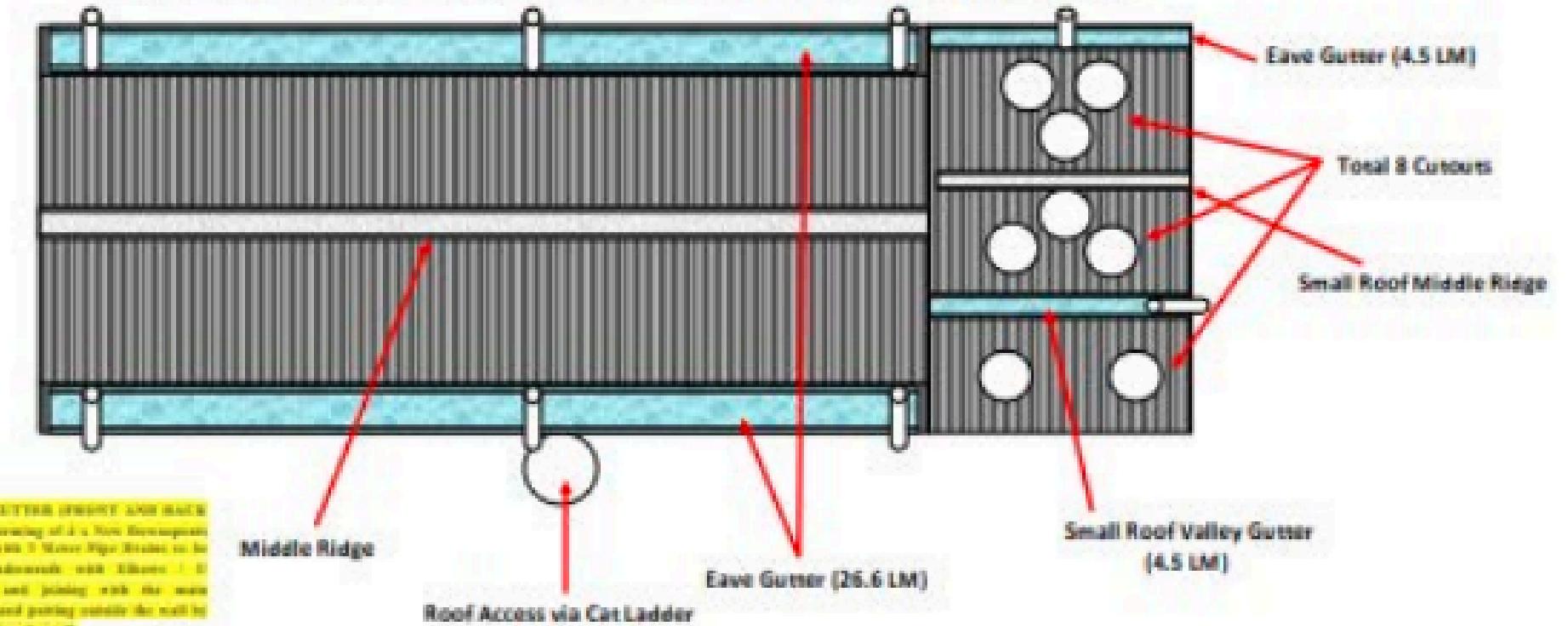


Sl.	Area	Issue of Roof	Qty/Unit	Comments/Details
1	Lower Roof	Lower Roof Gutter	1 nos	New Gutter sheet with 100% Virgin Pvc sheet required. 1 Meter apart from each other and then length down and then below each other. Gutter and downspout will be the roof and fixed strongly on the roof from bottom to bottom. 10 LM height using 100% Virgin Pvc sheet and accessories. REPLACEMENT
2	Lower Roof	Lower Roof Gutter	1 nos	At the base cutting the roof sheet with Pvc Pipe as the roof goes and underpinned with 100% Pvc and Gutter sheet. Gutter sheet can be used to fix the roof sheet to the roof. REPLACEMENT
3	Lower Roof	Gutter Joint Treatment	11 Joints	For total length with 100% Virgin Pvc Sheet & Gutter sheet the joints will be treated with Pvc Pipe.

FLOOR PACKING (UPPER ROOF) - SMALL ROOF

TOP PERSPECTIVE ILLUSTRATION DIAGRAM OF THE GUTTERS & THEIR LENGTHS

Total Gutter Lengths: (Floor Packing (Upper Roof) = 26.6 + 26.6 + 4.5 + 4.5 LM = 52.2 LM Total Length

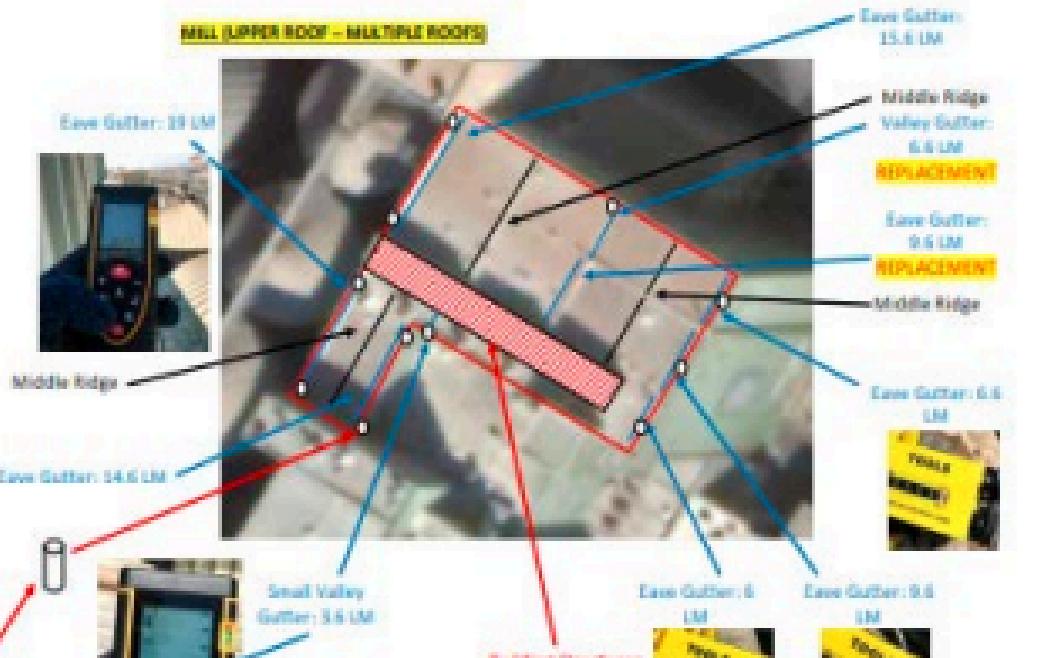


EAVE GUTTER LENGTH AND MATH
Math: Formation of a New Gutterspace 47' 10" with 2 Meter Pipe Distance to be fixed downwards with 100% Pvc and joining with the main pipe and putting waste the waste over cutting the wall.

Middle Ridge
Eave Gutter (26.6 LM)
Roof Access via Cat Ladder
Small Roof Valley Gutter (4.5 LM)

Gutter Replacement + Sealing from the Joints as well as New Core Cuts are recommended for water overflow for all the gutters new core cut to be given as shown above + 8 Overflow Core Cutting to be done.

REPLACEMENT
This has multiple Gutters & Middle Ridges. Its difficult to explain this roof. The area marked within the red line is the roof areas. The Area marked with white background and red lines are building structures in the middle. However, it is explained in detail in the best possible way.



Gutters are marked with **BLUE** Lines
Middle Ridges are marked with **BLACK** Lines



نهاية التسجيل في ضريبة القيمة المضافة
أصدرت بوروب الصالحة (المتعلقة بوروب (4) من المرسوم بقانون رقم (13) لسنة 2016) بناءً على ذلك، الهيئة الاتحادية للضرائب

**Certificate of Registration for Value Added Tax in the United Arab Emirates
Issued under the authority allocated by Art. 4 of the Federal Decree-Law No. 13 of 2016**

الهيئة الاتحادية للضرائب تؤكد أن الهيئة المذكورة مسجلة ضريبة القيمة المضافة في إمارة دبي

رقم التسجيل الضريبي: 104619653900003

الاسم القانوني (الإنجليزية): LEAK LOCK INSULATION CONTRACTING LLC

العنوان للسجل: Office F31, Commercial 5 Building, Salh Shuaib 2, Dubai Industrial City, Dubai, Dubai
رقم التسجيل الضريبي: +971529676127

تاريخ التسجيل الضريبي: 01/10/2024

فترة أولى (أول) ضريبة القيمة المضافة: 01/10/2024 - 31/12/2024

تاريخ إستحقاق إقرار الضريبة: 28/01/2025

مواعيد بداية ونهاية الفترات الضريبية:
1st Apr to 30th Jun, 1st Jul to 30th Sep,
1st Oct to 31st Dec, 1st Jan to 31st Mar

بيانات التسجيل الضريبي: 104619653900003
البيانات المدرجة في السجل الضريبي: LEAK LOCK INSULATION CONTRACTING LLC

الاسم القانوني (الإنجليزية): LEAK LOCK INSULATION CONTRACTING LLC

يرجى التأكد من صحة تفاصيل الشهادة. يجب إبلاغ الهيئة الاتحادية للضرائب في حال تغير الأسس التي حصلت فيها على رقم التسجيل الضريبي
الخاص بك.*

*Please check that the details on this certificate are correct. You must inform the Federal Tax Authority of any change on
the basis of which you obtained your Tax Registration Number.

Date of Issue

01/07/2025

تاريخ الإصدار



Version Number

2024/VAT/0000682370/002

رقم الإصدار



رقم التأمين	نوع الترخيص	رقم الترخيص	رقم التأمين	نوع الترخيص
1	ликراوكس إندستريز للاستثمار والتجارة	1373716	ликراوكس إندستريز للاستثمار والتجارة	ликراوكس إندستريز للاستثمار والتجارة

Version Number

2024/VAT/0000682370/002

رقم الإصدار





رخصة تجارية
Commercial License

تفاصيل الرخصة / License Details

License No.	1373716	رقم الرخصة
	ليك لوك لتركيب المواد العازلة في البناء والمنشآت المدنية ش.ذ.م.م	اسم الشركة
Company Name	LEAK LOCK INSULATION CONTRACTING LLC	الاسم التجاري
Business Name	LEAK LOCK INSULATION CONTRACTING LLC	دالة التنمية الاقتصادية
License Category	Dep. of Economic Development	الشكل القانوني
Legal Type	Limited Liability Company - Single Owner(LLC - SO)	شركة ذات مسؤولية محدودة - الشخص الواحد (زم)
Expiry Date	04/06/2026	تاريخ الإصدار
D&B D-U-N-S #	N	رقم المعالج
Register No.	2338565	رقم السجل التجاري
		Main License No. 1373716 DCCI No. 541971
		عنوان الشركة

الاطراف / License Members

الصفة / Role	الجنسية / Nationality	الإسم / Name	رقم الشخص / No.
100.00% Shares Owner / مالك /	Pakistan / باكستان	محمد فارس خان محمد دلوار خان	1632235
holder		MUHAMMAD FARIS KHAN MUHAMMAD	
		DILAWAR KHAN	
Manager / مدير /	Pakistan / باكستان	محمد فارس خان محمد دلوار خان	1632235
		MUHAMMAD FARIS KHAN MUHAMMAD	
		DILAWAR KHAN	

Print Date 16/09/2025 18:28	تاريخ الطباعة	Receipt No.	رقم الوصول
يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة أرسل رقم الرخصة إلى 6969 (دوك)			
الرسائل) للحصول على ادنى الدفع.			
Now you can renew your trade license by sending a text message (SMS). Send your trade license number to 6969 (Doc) to receive a renewal voucher.			
ويمكنك (كروبي) معاشرة وصلكة دون تردد من مراكز الاتصال والبريد في دوك لارسنه منصة الثالث الاربعين الرسمية في دبي، سعى ويزار اخبارية العربية			
This is a certified e-document issued without signature by the department of Economy and Tourism. Kindly scan the QR Code to verify the certificate.			



يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة أرسل رقم الرخصة إلى 6969 (دوك)
الرسائل) للحصول على ادنى الدفع.

Now you can renew your trade license by sending a text message (SMS). Send your trade license

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ويمكنك (كروبي) معاشرة وصلكة دون تردد من مراكز الاتصال والبريد في دوك لارسنه منصة الثالث الاربعين الرسمية في

Dubai, UAE to verify the certificate.



HSE Policy

LEAK LOCK INSULATION CONTRACTING LLC

Health & Safety Management System and Procedures

1. Introduction Leak Lock Contracting is committed to ensuring the highest standards of health and safety across all its operations. Our Health & Safety (H&S) Management System is designed to comply with OSHA (Abu Dhabi Occupational Safety and Health) guidelines and other relevant regulations. This document outlines our approach to risk management, safety procedures, and responsibilities to create a safe working environment for all employees, subcontractors, and stakeholders.

2. Health & Safety Policy Statement Leak Lock Contracting prioritizes health and safety in every aspect of its operations. We aim to:

- Prevent workplace accidents and occupational illnesses.
- Identify and mitigate risks through proactive measures.
- Ensure compliance with all legal and regulatory requirements.
- Promote a culture of safety awareness and continuous improvement.
- Provide necessary training and resources to all employees.

3. Responsibilities and Accountability

- **Management:** Ensure implementation of H&S policies, provide resources, and promote safety culture.
- **Supervisors:** Monitor safety practices, enforce policies, and report hazards.
- **Employees:** Follow safety procedures, report hazards, and participate in training.
- **Safety Officers:** Conduct risk assessments, audits, and ensure compliance.

4. Risk Assessment and Hazard Control

- Conduct risk assessments in accordance with OSHA guidelines.
- Identify workplace hazards and implement control measures.
- Regularly review and update risk assessments.

5. Safe Work Procedures

- **Roof Waterproofing and Installation:** Use appropriate PPE, secure tools, and follow fall protection measures.
- **Hot Work (Welding, Cutting, etc.):** Implement fire safety controls and provide fire extinguishers.
- **Material Handling and Storage:** Use mechanical aids and proper lifting techniques.
- **Emergency Procedures:** Establish evacuation plans, first-aid provisions, and fire response protocols.

6. Personal Protective Equipment (PPE)

- Mandatory PPE includes helmets, gloves, safety shoes, and harnesses.
- PPE must be inspected regularly and replaced when necessary.

EAK LOCK

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Email: info@leaklockuae.com Website: www.leaklockuae.com

LEAK LOCK INSULATION CONTRACTING LLC

7. Incident Reporting and Investigation

- All incidents, near misses, and injuries must be reported immediately.
- Investigations will be conducted to determine root causes and preventive measures.
- Documentation of incidents will be maintained for continuous improvement.

8. Training and Awareness

- Regular H&S training for all employees.
- Toolbox talks before high-risk activities.
- Safety drills and emergency response training.

9. Monitoring and Continuous Improvement

- Regular audits and inspections to assess compliance.
- Review H&S policies annually to integrate best practices.
- Encourage employee feedback for safety enhancements.

10. Conclusion Leak Lock Contracting is dedicated to fostering a safety-first culture to protect our workforce and stakeholders. By following this H&S Management System, we ensure a secure and compliant work environment, minimizing risks and maintaining operational excellence.



FOR LEAK LOCK INSULATION CONTRACTING LLC

EAK LOCK

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2, Dubai Industrial City, Dubai, U.A.E.
Mobile/WhatsApp: +971 52 488 8950 - +971 52 967 6127
Email: info@leaklockuae.com Website: www.leaklockuae.com

Pre-Qualification And Technical Documents



BONDING ADHESIVE

TECHNICAL DATA SHEET

PRODUCT DESCRIPTION

Bonding Sealant is a high-performance, neutral cure weather resistance silicone sealant. It has non-corrosive property, 50% joint movement capability and low Tensile strength. It provides strong bonds to a variety of construction materials. Low string upon gunning, ease of application and ready to use. It has an excellent adhesion to glass, aluminium, glazed surfaces and metals, plastics, tiles, wood, rubber, concrete and other building materials.



TECHNICAL PROPERTIES

Properties	Test Method	Unit	Specifications
Chemical Base			1-C Silicone
Cure Mechanism			Moisture
Cure Type			Neutral
Joint Movement Capability	ASTM C 719	%	+/-50
<i>As Supplied @ 25°C, 50% RH</i>			
Color			Black, Grey, White
Consistency			Homogeneous paste
Density	ASTM D 1475		1.27 ± 0.02
Flow Properties	ASTM C 639	mm	0 (Non-sag)
Skin Over Time	ASTM C 679	minutes	Approx. 8
Tack Free Time	ASTM C 679	minutes	Approx. 13
Depth Cure, 24 hrs	Lab Test	mm	~ 2.4
<i>As Cured – 7 Days @ 25°C, 50% RH</i>			
Hardness (Shore A)	ASTM D 2240	Points	30 – 35
Tensile Strength	ASTM D 412	N/mm ²	≤ 1.80
Elongation	ASTM D 412	%	≤ 750
Young's Modulus	ASTM D 412	MPa	≤ 0.35
Service Temp.		°C	-40 to +250
Application Temp.		°C	5 to 45

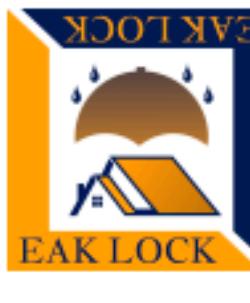
Note:
** Curing time (Skin Over Time & Tack Free Time) may vary depending on climatic condition during application.*
** Information on this data sheet is subject to change without prior notice and should not be used for writing specifications*

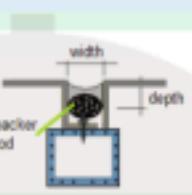
TYPICAL USES

- Interior and Exterior Applications
- Sealing dynamically moving joints such as expansion and control joints
- Concrete panel joints
- Perimeter joint sealing (windows, doors panels, and frames, etc.)
- Façade & curtain wall application
- Good bonding between metal surface and rubbers like EPDM

KEY FEATURES

- Non-Corrosive
- Non-Stain
- UV & Weather-Resistance
- Excellent Adhesion



COLOR	Bonding Adhesive Sealant is available in Black color.. caulking cartridges (280ml), packed sausages (600ml) and 200 Liter drum
SURFACE PREPARATION	The substrate areas that will be in contact with sealant must be clean, dry and free of all loose materials, dust, dirt, rust, oil and other contaminants. Non - porous substrates should be cleaned with a solvent and a clean, lint - free, cotton cloth. Wipe dry immediately with another such cloth before the solvent evaporates from the surface. Porous surfaces may need to be grinded, free of dust and cleaned
JOINT DESIGN	<p>For General Use</p> <p>joints up to 12 mm wide, width to depth ratio = 1:1</p> $\frac{\text{width}}{\text{depth}} = \frac{1}{1} \text{ or } w = d$ <p>joints over 12 mm wide, width to depth ratio = 2:1</p> $\frac{\text{width}}{\text{depth}} = \frac{1}{0.5} \text{ or } w = 2d$  <p>Install backing material, spacer, or joint filler to ensure correct depth to width ratio is achieved according to design. Apply masking tapes to areas adjacent to joints to ensure neat sealant lines.</p>
TOOLING AND FINISHING	Immediately tool sealant after application and before skin formation. Tooling of sealant should be done in one continuous stroke. Remove masking tape immediately after tooling is completed.
CLEANUP AND REMOVAL	Uncured sealant may be removed from tools, equipment and non-porous surfaces with solvents. For porous substrates, allow the sealant to cure before removal by peeling or other mechanical means. Cured sealant can only be removed mechanically.
LIMITATION	Not paintable. Substrate compatibility test is always recommended.
STORAGE AND SHELF LIFE	When stored in original unopened container at or below 77°F (25°C) in dry warehouse conditions, The adhesive has a shelf life of 12 months from manufacturing date. Containers should always be kept sealed when not in use. Application temperature is 5 to 45 °C
HANDLING PRECAUTIONS	Use in well-ventilated area. Direct contact of uncured sealant may irritate eyes and skin. Over exposure to vapor may irritate eyes, nose and throat. Do not handle contact lenses with sealant on hands. In case of eye contact, flush eyes with water for 15 minutes. Obtain medical attention. In case of skin contact, remove from skin and flush with water.

KEEP OUT OF REACH OF CHILDREN • KEEP CONTAINER TIGHTLY CLOSED • FOR INDUSTRIAL & PROFESSIONAL USE

The information and data contained herein is believed to be accurate and reliable; however, it is the user's responsibility to determine suitability of use. Since the supplier cannot know all the uses, or the conditions of use to which these products may be exposed, no warranties concerning the fitness or suitability for a particular use or purpose are made. We reserves the right to change the properties of its products without notice

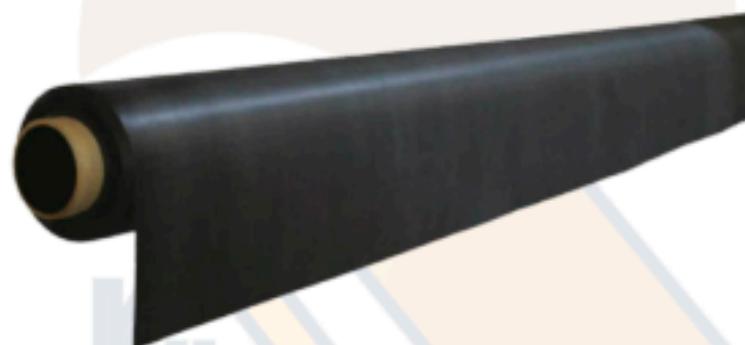
EPDM MEMBRANE TDS



TECHNICAL SPECIFICATIONS

EPDM membrane based roofing protection, is an application developed in the USA almost four decades ago and continues to be one of the most popular applications of the polymer.

EPDM Single Ply Waterproofing System is specially designed to protect all reinforced concrete structures and metal surfaces on or under the ground in the Arabian Peninsula. Due to exceptional weather and water resistance, EPDM sheets are used for the protection of rooftops of commercial and residential buildings, Airport Terminal buildings and any structure where protection from rain water seepage is of prime importance.



DESCRIPTION

The EPDM is a cured single-ply synthetic roofing membrane made of ethylene, propylene, diene, terpolymer. Depending on roofing dimensions, the waterproofing surface may be seamless. In other situations, seams can be made using adhesives or tape.

The standard gauge thickness of RUBBERGUARD EPDM Membranes is 1.0mm, 1.20mm and 1.50mm. However upon customer request membranes of any thickness ranging from 0.75 to 3.0mm can be supplied.

PREPARATION

Product: Allow the membrane to relax for approximately 30 minutes before installation.

Substrate: Roofing structure need to be stable enough to support the temporary loading. Substrate needs to be clean, smooth, dry and free of sharp edges, loose or foreign materials, oil, grease and other materials that may damage the membrane.

APPLICATION

Install EPDM membrane in accordance with current specifications and details.

COVERAGE

The dimensions of the membrane are calculated to cover the seam overlaps (75 - 100mm for standard seams - 180mm for B.I.S) and upstands. Provide an additional length (100mm) at upstands for easy manipulation.

PHYSICAL

Elastomeric membrane with a good combination of high elasticity and tensile strength. Water-resistant.

Temperature stable from -45 °C to 130 °C

Retains its elasticity at low temperature and resistance to temperature shocks up to 250 °C.

Excellent resistance to alkali rains, less resistant to oil products. Contact with some kind of oils, petroleum products, hot bitumen and grease must be avoided.

Excellent resistance to UV radiation and ozone concentration.

TECHNICAL

Base EPDM

Colour & Finish Black, Fabric Finish/ smooth finish

Solvents None

Solids (%) 100

State Cured

Storage Store the membrane in a dry place until use.



TECHNICAL SPECIFICATIONS - EPDM WATERPROOFING MEMBRANE

NO.	PROPERTY	TEST STANDARD	SPECIFIED VALUES**	TYPICAL
1	Specific Weight, kg/m ²	0.75 mm thick sheet	--	0.90±0.20
		1.00 mm thick sheet	--	1.20±0.20
		1.14 mm thick sheet	--	1.36±0.20
		1.20 mm thick sheet	--	1.44±0.20
		1.50 mm thick sheet	--	1.80±0.20
		2.00 mm thick sheet	--	2.40±0.20
2	Tolerance on nominal gauge	ASTM D 412	±10%	± 10%
3	Texture & Color	Visual Check	--	Fabric Finish, Black
4	Tensile strength, min., MPa	ASTM D 412	9.0	10.5
5	Elongation at break, min., %	ASTM D 412	300	475
6	Tear strength, min., kN/m	ASTM D 624 Die C	26.3	34.0
7	Factory Seam Strength, Min, Kn	ASTM D 816 Method B (Modified)	8.8 OR Membrane Rupture	Membrane Rupture
8*	Brittleness Temperature, °C	ASTM D 746	- 45	- 55
9*	Resistance to heat ageing (Properties after 168 hrs. exposure @ 116 °C)	ASTM D 573	--	--
	Tensile strength, min., MPa	ASTM D 412	8.3	10.1
	Elongation at break, %	ASTM D 412	200	230
	Tear strength, kN/m	ASTM D 624	21.9	31.5
10*	Linear Dimensional Change, Max, %	ASTM D 1204	±1.0%	- 0.5
	Ozone Resistance Condition after exposure to 100 pphm ozone in air for 168 hrs @ 40°C (Sample at 50% strain)	ASTM D 1149	No Cracks	No Cracks



LEAK LOCK INSULATION
CONTRACTING LLC

Wind Driven Turbine Ventilators

Constructed with super light weight aluminium alloy
with revolutionary Fluorine Carbon Polyester Coating

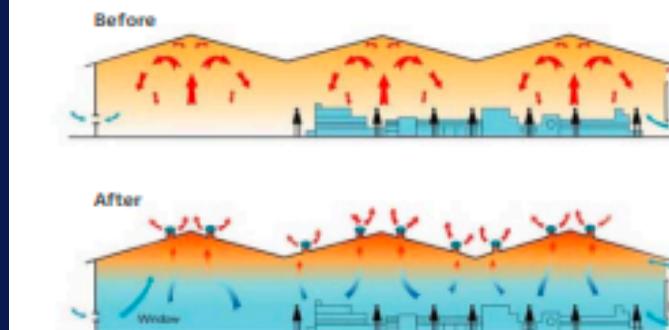


> RESIDENTIAL > COMMERCIAL > INDUSTRIAL

Wind Driven Turbine Ventilators

How it Works

our ventilators work by drawing stale air upwards and out of the building. This air is then replaced by fresh air which is drawn in by way of a convection current through other openings in the building.



Installation

Each ventilator is boxed with full installation instructions, and a 15 year manufacturer's warranty. Ideally ventilators should be positioned as close to the peak of the roof as possible. If this is not an option, a cowl flashing can be made to fix further down the roof.

Superiority

- 30% more venting efficiency than Stainless Steel ventilators
- Ventilators is suitable for corrosive fume extraction and coastal areas due to the anti-corrosive fluorocarbon polyester coating.



NSK axial bearing, sealed, self lubricating

32 pieces dual-arc vanes made from fluorine carbon coating
aluminum alloy top keep rain from flowing backwards

Fireproofing reinforced nylon plastic support with high
strength, high tenacity and easy recovering from deformation

0.7mm Korea Puxiang 304/2B stainless steel plate as medium circle

Variable Pitch

Key Benefits

- Low cost
- Easy Installation
- Fits all roof types
- Efficient
- Silent running
- Corrosion resistant
- Eco-friendly
- Fully waterproof
- 5 sizes available
- No wiring
- No maintainence
- No ongoing costs

EXTRACTS:

- Hot, humid air
- Polluted air and fumes
- Condensation
- Smells and animal odours
- Corrosive air

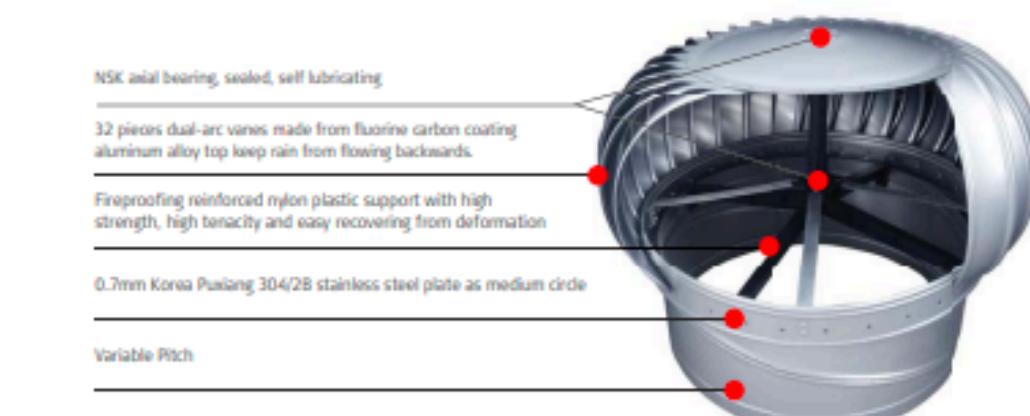
Construction

our ventilators are constructed using a high quality revolutionary aluminium alloy with a fluorocarbon polyester coating.

This Coating creates a corrosion resistant ventilator superior to others on the market. Its super light weight allows for a greater speed spin sensitivity starting at only 0.12 metres per second.

our ventilators contain a high quality sealed and self-lubricating NSK axial bearing and reinforced supports.

Note: Ventilators not powdercoated by Roofquip Ltd will result in the warranty being void. Please contact us to discuss powdercoating options



IN-COUNTRY VALUE CERTIFICATE



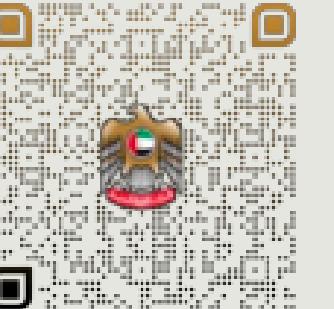
Certificate No: 147678
Issue Date: 18.11.2025
Valid Until: 17.11.2026

LEAK LOCK INSULATION CONTRACTING L.L.C

12.81%

Company General Information

License No.: 1373716
Company Type: SME in UAE
Financial Year End Date: 31.12.2024
Company Based In: Within UAE
Company Business: SERVICE PROVIDER



For Cases of Re-Certification
Re-Certification (*) No.:

نماذج المحتوى الوطني

Scan the QR code to verify status

Signed By
On behalf of Supplier

Name:
MUHAMMAD FARIS KHAN MUHAMMAD DILAWAR KHAN

Designation:
Chief Operating Officer

Verified as per ICV Agreed Upon Procedures (AUP)
On behalf of Certification Body

Name:
Muhammad Aaliyan Ibrahim

Designation:
Approver

Electronically signed by
Muhammad Aaliyan Ibrahim

Company:
Assist Plus Accounting and Auditing Services

Certificate Issued Based on ICV Version: 3.0

EAK LOCK



EAK LOCK

TEST REPORT ON HEAT RESISTANCE

Contractor	Leak Lock Insulation Contracting LLC		
Sample Description	Roof Cladding	Lab Report No.	WD-R-250709-1173
Source	Leak Lock Insulation Contracting LLC	Request No.	WD-Q-250709-0196
Client Reference	For All Leak Lock Insulation Contracting Customers	Sample No.	WD-S-250709-2245
Test Method	ASTM D2485-22 / IHP	Wimpey Ref no	250709005
Test Temperature	120°C	Date Received	09/07/2025
Test Duration	24 Hours	Date Tested	14/07/2025- 15/07/2025
Relative Humidity	50%	Date Reported	16/07/2025
Room Temperature	23°C	Tested By	IJM

Procedure:

- The Cured Panels were exposed to hot air oven for 24 Hours at 120°C.
- After completion of the test duration the specimen is removed from the furnace and cooled to room temperature.
- The Specimens Physical conditions were evaluated.

Test Result

Test	Inference	Result
Temperature Resistance at 120°C	No cracking or delamination observed on the test sample.	Pass
Dry Film Thickness	Min-Max (µm)	24.5 - 64.8
	Average (µm)	35.06
Observation	No failure or damages observed Visually	
Final Result	Satisfactory	

Remarks: None

Signed for and on behalf of Wimpey Laboratories LLC

S.Sarith Kumar
Laboratory Manager

Test results relate only to the samples tested.
This report shall not be reproduced except in full without the written approval of the laboratory.
- End of test-



Lab Report No: WD-R-250709-1173

Sample No: WD-S-250709-2245

ANNEXURE - A

PHOTOS

BEFORE:



AFTER:





COOLTHERM # 6000

General Description:

COOLTHERM 6000 is an elastomeric insulating coat based on high grade acrylic resin and fillers to provide a thermal insulation to a wall surfaces and roof. It is formulated to protect the substrate from efflorescence and aggressive agent present in the environment and serve as a waterproofing. When applied directly to rust will convert iron oxide to iron sulphate, thus preventing further rusting problems.

Advantages:

- Non-toxic
- Good adhesion properties.
- Repels water vapour and humidity.
- Allows the release of any moisture coming up from the ground by capillary action.
- Protect the formation of fungus and algae.
- Anti condensation and high thermal insulation property that reduce up to 40%.
- Inherent flexibility to accommodate hairline cracks in the substrate.
- High build maintenance finishes
- Ease of application.

Characteristics and Physical Properties:

Colour	White & Pigmented
Gloss	Eggshell
Specific weight	1.000 +/- 0.005 kg/L
Solid Content (%W)	60
Coverage	2 – 3 m ² /L @ 200 microns
Touch dry	1 – 2 hrs.
Recoat	5 – 6 hrs.
Shelf life	12 months
Flash point	65°C
Dilution	Water
VOC	37 g/L
Application	By brush, roller and airless spray gun

Surface Preparation:

New Substrates:

- Substrate must be free from any form of contaminants.
- Apply 1 coat of LOCK Masonry AR Primer as impregnating sealer for concrete.
- Apply 1 – 2 coats of COOLTHERM 6000.

Old Concrete (previously painted)

- Remove all blistered, cracked and peeled off paint from the surface.
- Penetrated paint must be cleared and treated with 3% ammonia and water.
- Glossy finish coat must be sanded.
- Apply 1 coat of LOCK Masonry AR Primer as impregnating sealer. Apply 1 – 2 coats of LOCKTHERM 6000

The above information is given to the best of our knowledge based on laboratory test and practical experience. However, as the paint is often used under condition beyond our control, we cannot guarantee anything but the quality of the paint itself. We reserve the right to change the given data without prior notice.

Metal

- Surface to be coated must be free from other contaminants (oil, grease and other foreign matters.)
- Apply LOCKTHERM 6000 at the rate of 200 micron to attain the required specifications.

Method of Application:

Instruction for use	
Airless Spray	
Recommended Thinner	Sweet water
Volume of Thinner	Approx. 0 – 5%
Nozzle orifice	0.46 – 0.53 mm.
Roller	
Recommended Thinner	Sweet water
Volume of Thinner	Approx. 0 – 5%
Cleaning	Sweet water

Typical Recommended System:

Concrete

LOCK Masonry AR Primer	1 coat
COOLTHERM 6000	1-2 coats

Metal

LOCK Aqua Metal Primer	1 coat
LOCKTHERM 6000	1-2 coats

Storage:

The product must be stored in accordance with national regulations. The product should be kept in a cool and well-ventilated place, protected from heat and direct sunlight. Containers must be kept tightly closed.

Cleaning of Tools:

All tools should be cleaned with water.

Packing:

Available in 20 liter (Pail)

Precautions:



See Safety Indication Sheet.

EAK LOCK



EAK LOCK

Technical Data

NaturalLite Single skin



TOLERANCES

In accordance to
ASTM D3841

LENGTH

* 6mm for sheets less
than 4.9m, 19mm if
sheets exceed 4.9m

THICKNESS

* 10%

SQUARENESS

Within 3.2 mm
of square

WEIGHT

* 10%

PHYSICAL PROPERTIES

PROPERTY	VALUE	UNIT	STANDARD
Thickness	1-3	mm	ASTM D3841
Tensile strength	102.7	MPa	ASTM D638-14
Flexural strength	216	MPa	ASTM D790-14
Flexural modulus	7.6	GPa	ASTM D790-14
Barcol hardness	40-50	Barcol	ASTM D2583-13
Glass content	23	%	ASTM D1371-11
Service Temperature	-20 to 80	Degrees Celsius	ASTM D1371-11
Fragility	Non fragile Class B	-	ACR[M]001
U-Value	5.5 W/m²K	-	ASTM C518

OPTICAL PROPERTIES

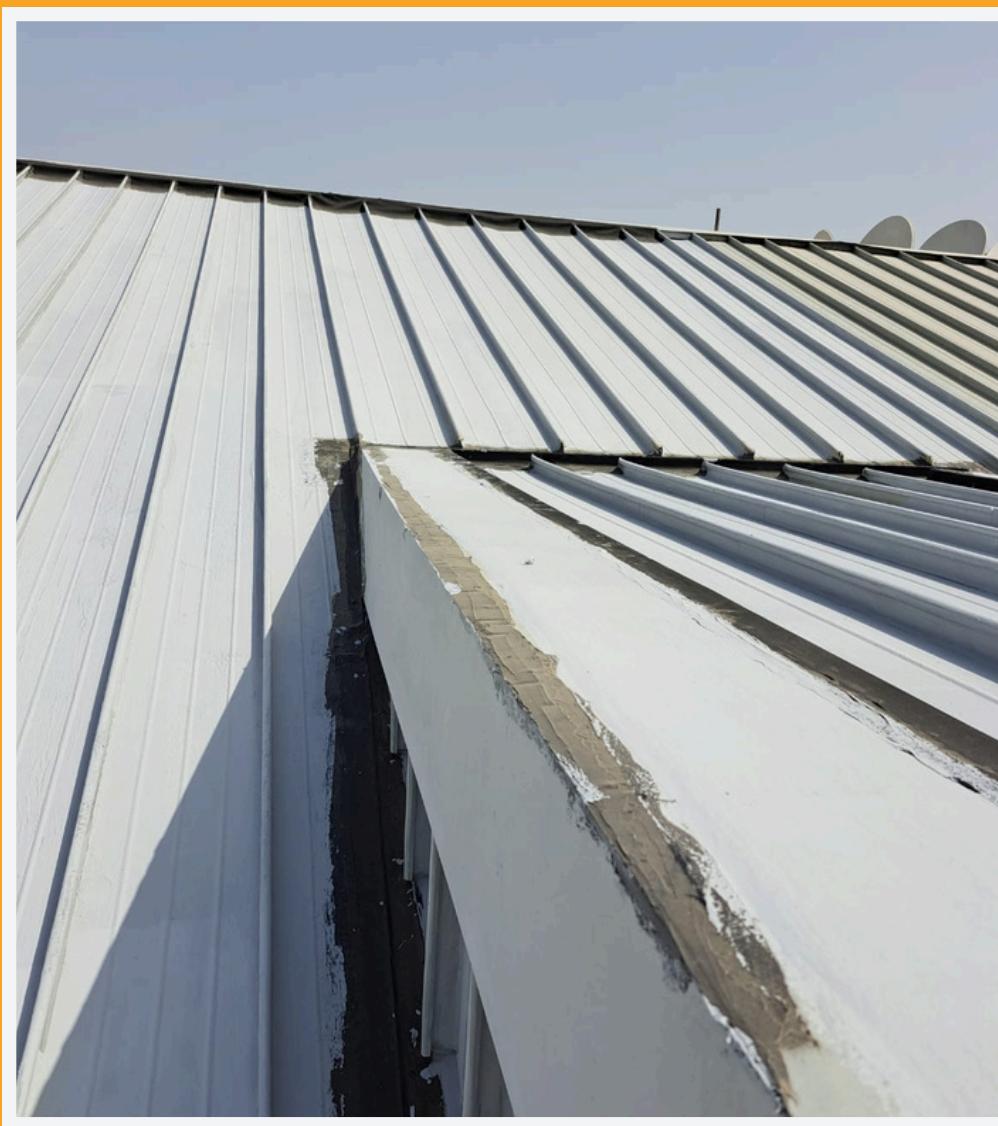


SHEET THICKNESS	LIGHT TRANSMISSION
1.0 mm	80-85 %
1.3 mm	75-80 %
1.6 mm	70-75 %
2.0 mm	65-70 %
3.0 mm	60-65 %

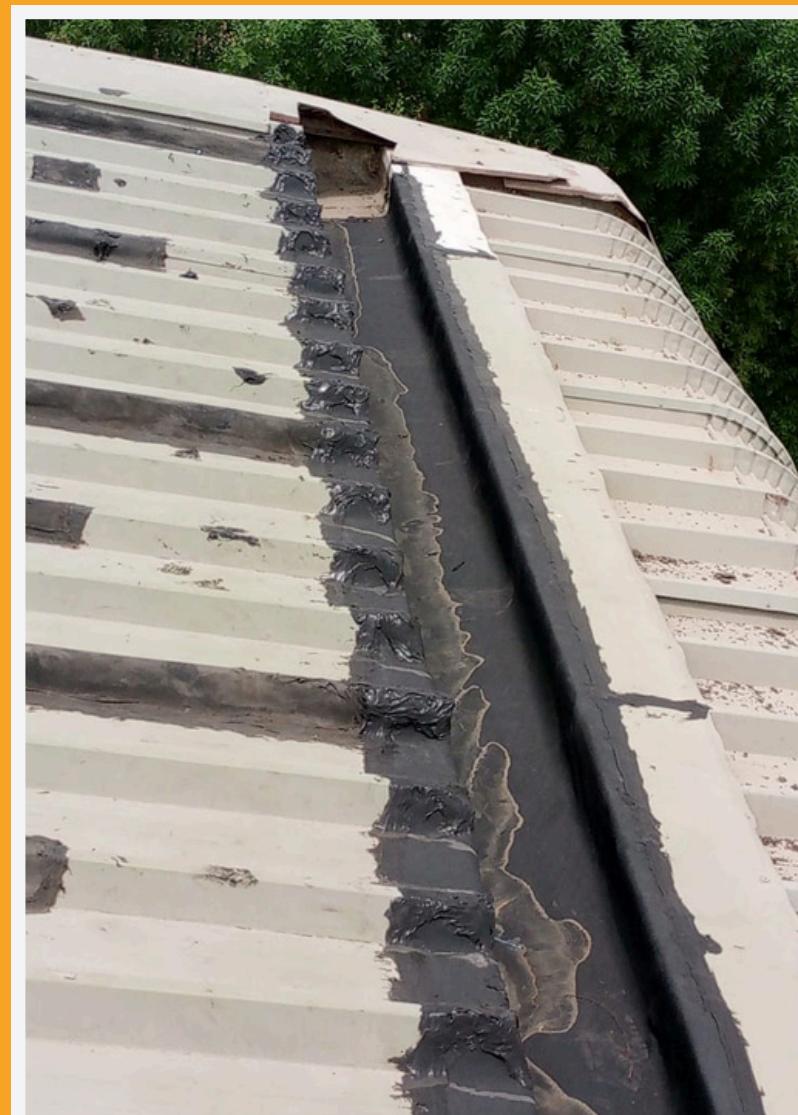
* CUSTOMIZED COLORS
CAN BE FORMULATED TO
ACHIEVE A WIDE RANGE
OF OPTICAL PROPERTIES.



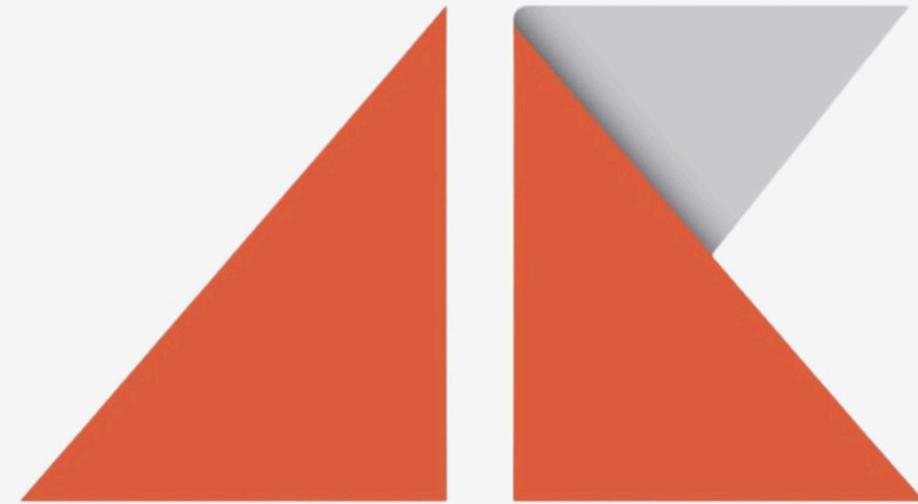
Gallery



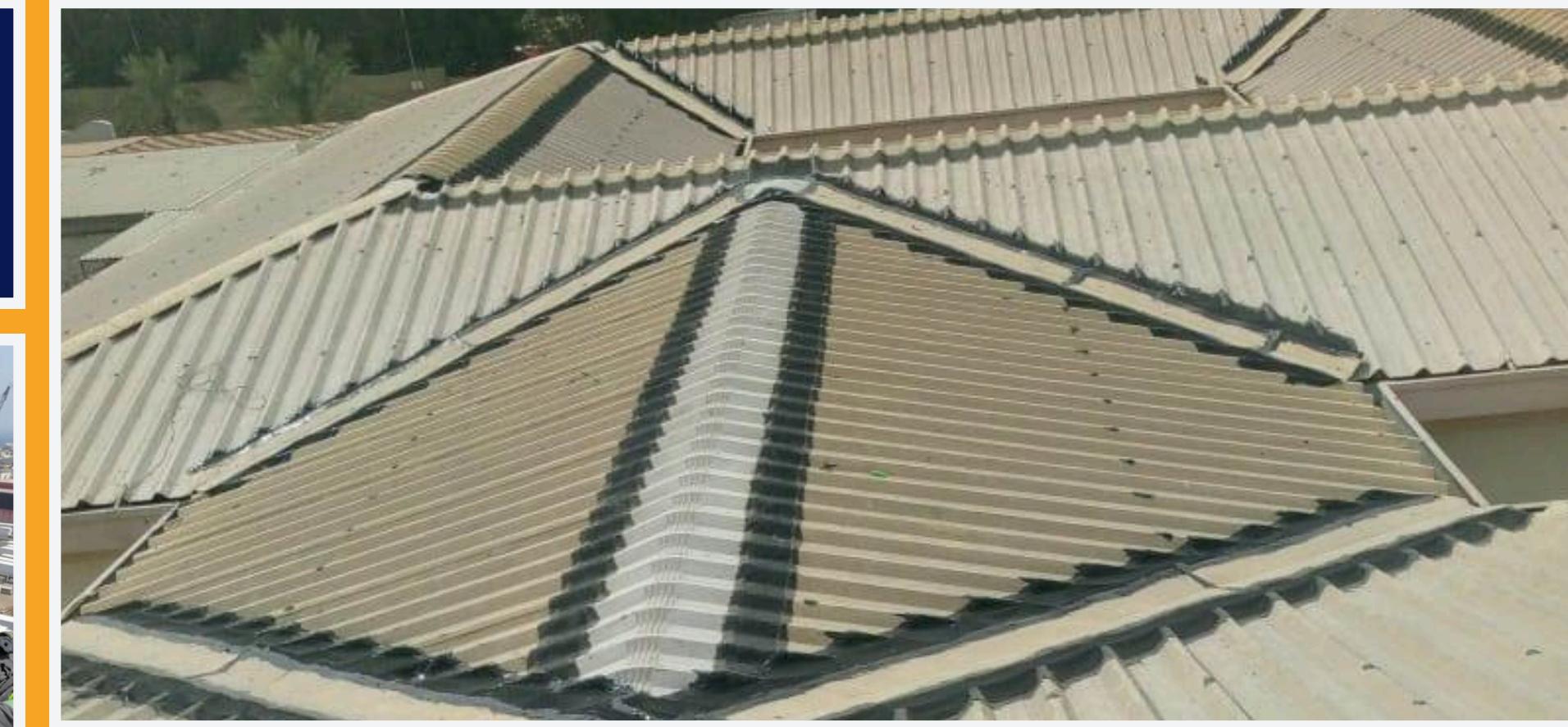
Gallery



Gallery



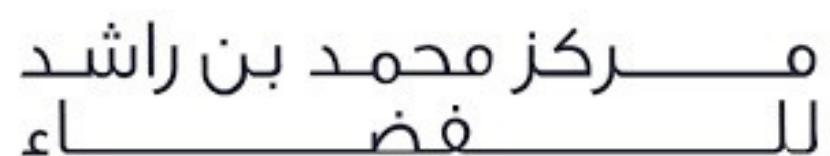
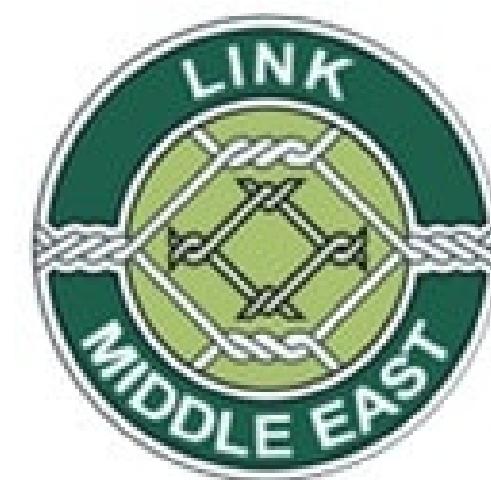
الخزنة للجلود
AL KHAZNAH LEATHERS



مدرسۃ الباحث العالی
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Clients



MOHAMMED BIN RASHID SPACE CENTRE



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KÜHNE+NAGEL



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Industries



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