We are pleased that you purchased our waterproofing system for your roof and would like to provide some recommendations on how to properly care for your roof to ensure long-term performance.
BMC is the first Company of Kabbani Construction Group. Since its inception in 1977, and for the past two decades, BMC has executed over thirty five million square meters of complete waterproofing and damp proofing systems.

Since then BMC has developed a niche market for the single-ply Membrane systems to meet the increasing demand for effective waterproofing protection of modern construction.

For this reason and with over 1000 of highly skilled and experienced application and supervision body, BMC ranks as the largest non-franchise single-ply membrane roofing contractor and distributor in the world.

The Company is recipient of The Golden Hall of Fame Recognition Award by Carlisle - USA for Quality Compliance and market upgrade merits.

Our experience in waterproofing and damp proofing new projects spans the entire spectrum of projects types, environmental and site conditions.

BMC understands the individual needs and requirements of every project and works hand-in-hand with architects, engineers and general contractors to ensure proper materials are utilized in every case.

Our crews of contracts engineers fully understand the importance of properly detailing all grade waterproofing and proceeding in a timely manner to avoid delays in construction. Our corporate experience and the individual skill of our foremen and workforce are the key to a successful job.

We know what materials and techniques will yield the highest performance for your specific conditions and budgets.

BMC is available to advise clients on the methods most appropriate for cost and time savings. The best evidence of our successful craftsmanship is the long list of repeat customers, owners, contractors and construction managers who invite us to work on their projects.
WATERPROOFING DEFINED
BY FIELD SERVICE

BMC offers a variety of waterproofing services to ensure that your basement or roof will remain dry permanently.

BMC does not believe in a “one size fits all” approach, but instead offers multiple options to suit your needs. BMC inspectors will diagnose your problem and then recommend the best alternatives for your situation.

BMC success is built on quality, value and the sense of pride we have in our work. These attributes are reflected in our performance, and form the core of who we are as a business.

BMC provides a reputable and honest alternative to doing business. We vow to offer superior products and services, delivered with integrity, to our customers.

BMC remains One Step Ahead by offering you skilled technicians, who are among the finest in the industry, and whose knowledge and experience are matched only by their dedication to quality. BMC will certainly solve your basement or roof water problems. Our waterproofing systems are also designed to provide waterproofing protection for foundation walls, slabs, parking decks, plaza decks, tunnels and many other interior and exterior applications.

AUTHORIZED TO INSTALL THE BEST!

«Waterproofing» is the art of understanding water intrusion and how best to prevent it. BMC has become one of the premier waterproofing contractors in the Region. Our solid reputation as a contractor that “does it right” has helped us earn many new customers who were tired of not getting the quality they needed.

We are committed to our customer’s total satisfaction, and to solving their water-intrusion issues.

We have teamed up with quality-minded manufacturers like Carlisle that have developed waterproofing systems we KNOW we can rely on, and we are CONFIDENT to install on your building.

BMC understands the needs of owners, facility engineers and property managers to have quick and responsible solutions to their emergency water intrusion needs.

We specialize in roofs and basements waterproofing repair and maintenance and understand how to STOP water entry cause by a storm.

Our service technicians are always available to find the best solution. We partner with our customers to be their solution to water intrusion issues.

We know how costly water leaks can be in a commercial building. Inventory and machinery damage, slip-and-fall conditions as well as concerns about the building’s roof system and structural components.

Once we have received your service request, we will dispatch our specialized technicians to respond to the site, check in with the on-site contact or tenant, and then evaluate the problem, locate the source on the roof and perform what is needed to STOP the water entry.

Our goal is to keep you in the dry and to help you correct the roof and extend the roof life by performing quality corrections when needed. We know how to make your existing waterproofing systems last as long as possible! The result - providing quick response, quality work and a safe environment for you and your tenants.
BMC, warrants to the original building owner that, the Membrane is free from manufacturing defects which will result in a leak and that the Membrane will not deteriorate due to weathering so that it becomes incapable of maintaining a watertight roofing system. If, in fact, manufacturing or installation defects result in leaks, BMC will make repairs to the Membrane, as required to prevent leaks in the roof resulting from such manufacturing or installation defects.

The maximum liability of BMC shall be limited to repair or replacement of that portion of the membrane containing a manufacturing or installation defect which has resulted in leaks. BMC is not responsible for any cost related to the removal or replacement of any non-BMC products present in the roof to which the BMC product is applied.

The below guidelines should not be considered all-inclusive nor shall they be considered as a substitute for good roofing maintenance practices. Recommendations as shown within this guide are intended to be used as general guidelines only. BMC does not in any way claim to be architect, engineer or designer, but only authorized waterproofing applicator. The company does not accept responsibility for the adequacy of building design on either new or existing structures, under any circumstances. Similarly, BMC will not be responsible for the performance of its products when they are impaired or damaged in any way by design or construction faults, inclusions, omissions, acts of God, or any other cause not related to manufacturing or installation defect.

BMC will not be responsible for damage to the roof membrane, which occurs due to moisture retention in the deck. All roof decks must be smooth, dry, clean, and properly designed. Responsibility for roof design rests with the architect, engineer, and owner. Information regarding waterproofing maintenance not listed in this guide can be obtained by contacting BMC technical department.

We encourage the user of this guide to contact us for any questions concerning our product application or specification.

BMC recommends periodic roof system evaluations to ensure the roofing system is performing as intended. We suggest regular maintenance inspections be conducted by our specialized teams. However, even with the most rigorous reviews, roofing systems can be damaged by flying debris, other trades servicing rooftop equipment, etc. Regardless of how the damage occurs, it is important to understand how to both protect your investment and prolong the life of your roofing system. Following these procedures and recommendations can ensure repairs are performed accurately.

1. BMC shall not be responsible for any damage that occurs to the roofing system if, after any installations there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures or utilities placed upon or attached to the roof without first obtaining written authorization from BMC.

2. Any questions concerning revisions or alterations to your Roofing System must be directed to BMC Technical Department. BMC must approve the proposed details prior to any revision or alterations.

3. The approval process begins when BMC receives a shop drawing that outlines those locations where the alterations will take place. The building owner must notify BMC of the proposed alterations in writing and identify the project name, location, and project number originally assigned by BMC.

4. BMC specialized team must perform all revision work.

5. When the revision or alteration is completed in compliance with the above procedures, BMC will notify the building owner that the repair will be done by its specialized teams within a specified date and time.
REPORTING & REPAIR OF LEAKAGE

Should your roof develop a leak, it is very important that it be handled expeditiously! If left unrepaired, leaks can not only damage the building and its contents, but can also damage your roof system. If a leak is discovered, it should be reported immediately to BMC. Once the leak is determined, BMC will authorize repairs immediately or send an expert team for inspection and inform you of the findings then work with you to remedy the problem.

SPECIFIC AREAS OF INSPECTION FOR ROOF SYSTEMS

Carefully check the entire roof surface for signs of abnormal conditions such as:
- New penetrations are often unauthorized & improperly installed
- Excessive wear and tear or surfacing loss
- Damage such as cuts, punctures or breaks
- Wind or storm damage
- Visible attacks by spilled chemicals or environmental contaminants i.e. bird feces

CLEANING THE ROOF SURFACE, GUTTERS, & DOWNSPOUTS

Roofs should be kept clean on a regular basis. All trash, debris and dirt that accumulate should be collected and removed from the roof. Leaves and foliage must be kept from hindering drainage of water in valleys and outlets.

WATERPROOFING CARE & MAINTENANCE TIPS

A new roof is one of the biggest investments you can make in your home. Some of the roof care tips are listed here to guide you. Roof care is very important to upkeep.

Any time you have a problem with your roof, we know that it can be an inconvenience to you. It is important to remember that traffic on your roof should be kept to a minimum as shingles are brittle, especially in extreme hot or cold temperatures. Instead of walking the roof, use a pair of binoculars to get a closer view of the roof surface.

The first thing that you need to do to make your roof last longer is to clean it periodically. Always remember that the dirt and dust that often accumulates on your copper roofing will accelerate the deterioration of your roof. By removing dirt and dust from your roof, you can prolong the life of your roof.
GENERAL TIPS

Follow these smart Waterproofing Maintenance Tips to keep your home free of invasive water:

- Check gutters and downspouts to ensure they are free of debris
- Check/fix leaking outdoor faucets
- Make sure landscape grade is sloped away from house for proper drainage
- Do no plant gardens or trees too close to the home’s foundation.

If you have standing water near the house, or if you see cracks in the driveway leading to the foundation, you should check interior walls for signs of water damage: mold, peeling paint, white chalky substance, bowing walls.

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<tr>
<td><strong>1.</strong></td>
<td>Inspect your roof in the late fall and early spring (you may need binoculars). Look for loose shingles, or shakes, or, if you have tiles, look for missing or cracked pieces. On shingle roofs, look for curling, fraying and tears at the edges. Don’t forget to check the flashings around chimneys, vents, skylights, and other roof penetrations. They should be tight and in good condition. Also check the condition of the fascia boards near the joints of all eaves metal for signs of leakage or rot. If you see any of these signs of wear, call a professional contractor for a more thorough inspection.</td>
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<td><strong>2.</strong></td>
<td>Keep gutters and downspouts clean and free of leaves, sticks and other debris.</td>
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<td><strong>3.</strong></td>
<td>Keep trees trimmed away from building.</td>
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<td><strong>4.</strong></td>
<td>Stay off the roof! Walking on its surface can do a great deal of damage. And, you could fall! If you must see the roof for yourself, use a firmly braced ladder equipped with rubber safety feet and wear rubber-soled shoes. Stay on the ladder as much as possible.</td>
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<td><strong>5.</strong></td>
<td>In addition to looking bad, algae, moss and mildew can trap moisture and shorten the life of your roof. Soaking the affected area with a diluted chlorine bleach solution, then pressure washing can be effective in removing these damaging growths.</td>
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<td>6.</td>
<td>Clear off all debris (leaves, branches, etc.) from your roof.</td>
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<td>7.</td>
<td>After heavy storms, check the attic for water stains.</td>
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<tr>
<td>8.</td>
<td>To avoid clogged drains, clean out your gutters and install gutter guards.</td>
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<tr>
<td>9.</td>
<td>Make sure that all gutter joints are properly sealed.</td>
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<tr>
<td>10.</td>
<td>Check for holes in your gutters. If you install an antenna on your roof, make sure to seal any holes you may have made. Never allow unqualified personnel to perform repairs to your roof system. This also includes the installation of any antennas or other roof equipment.</td>
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The following maintenance items are the responsibility of the building owner and are not included within the scope of the free repair services and warranties.

1. **DRAINAGE**
   Keep the roof surface clean at drain areas to avoid clogging. Check that ponding water is drained from the roof within 48 hours following rain.

2. **PETROLEUM PRODUCTS**
   Keep all petroleum products (solvents, greases, oils or any liquids containing petroleum products) off the membrane to avoid degradation.

3. **ANIMAL FATS – EPDM MEMBRANES**
   Do not exhaust kitchen wastes (vegetable oils) or other animal fats directly onto the roof surface. If incidental contact is likely, contact BMC for recommendations on membrane type and usage.

4. **ANIMAL FATS – TPO & PVC MEMBRANES**
   TPO and PVC membranes for restaurant rooftop use will not cancel the free repair service. A rooftop maintenance program must be in place to ensure that accumulations of animal fats/grease are regularly removed and the rooftop surface is cleaned with a mixture of warm soap and water and/or by other approved cleaning methods.

5. **CHEMICALS**
   Contact BMC if any chemicals come in contact with the roofing membrane. Some chemicals could degrade the membrane or cause swelling.

6. **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. Exercise caution when not walking on walkways, especially on white membranes as ice or frost build-up may not be visible. All membranes are slippery when wet.

7. **LEAKS**
   Locate the leak and determine if it is a roof membrane leak or a wall, curb, skylight, metal ductwork or plumbing leak. Deterioration or failure of building components that causes a leak is not covered by the free repair service. A water leak may be indicated by soft or warped insulation. Physical damage to the membrane or flashing is not covered by the free repair service. Please inform BMC if the leak is determined to be membrane related. The building owner must pay the investigation and repair cost if the problem is found to be outside the scope of the free repair service.

8. **TEMPORARY REPAIRS**
   Use our Lap Sealant or any good grade rubber caulk to make temporary repairs. Notify BMC of this action in writing.
9. **ROOF CEMENT**
Roof cement contains petroleum products, which may degrade the membrane. DO NOT USE ASPHALTIC ROOF CEMENT to repair or install rubber membrane.

10. **HYPALON & NON-ACRYLIC COATINGS**
These are maintenance items and are excluded from the free repair service. Reccoat when necessary.

11. **ROOFTOP MAINTENANCE**
When it is necessary for workers to be on the roof to service rooftop equipment, e.g. HVAC units, antennas, etc., workers should be cautioned to use walkways and to exercise care with their tools and equipment to avoid puncturing the roofing membrane.

12. **ROOF ALTERATIONS**
Please refer to the Roofing Systems Revision and Alteration procedure on page 7.

13. **CLEANING**
Handprints, footprints, general traffic grime, industrial pollutants and environmental dirt may be cleaned from the surface of the membrane by scrubbing with detergent and water, then rinsing with clean water. To maximize reflectivity, white membrane(s) should be cleaned once every two years.

14. **METAL WORK**
Keep roof maintenance items, such as counter flashing, metal curbs and metal ducts sealed watertight at all times.

The above list is not meant to be exhaustive and is for illustrative purposes only. BMC recommends that your maintenance staff and/or maintenance contractor inspect the roof periodically or at least twice a year. The inspection should concentrate on high-risk areas such as roof hatches, drains and around all rooftop equipment as well as general inspection of the entire roof. The inspector should be looking for membrane damage (cuts and tears), oil or Freon leaks, chemical spills or water infiltration into the roofing system.

Compliance with the above-listed care and maintenance requirements will aid in ensuring a durable, watertight membrane roofing system.
BUILDING MAINTENANCE

INSPECT & MAINTAIN YOUR ROOF ON SCHEDULE

Weather, structural movement and stress are constantly attacking your roof. While normal aging will occur on all roofs, problems stemming from neglect, abuse, contamination or accident can result in extensive, costly repairs or premature failure of the roofing system if not detected early.

You can add years to the life of your roof by properly maintaining the roof with a regular inspection program to detect minor problems before they become serious. Plan and start an inspection program during the first year your new roof has been installed.

TRACK YOUR ROOF MAINTENANCE

An essential element of a good inspection and maintenance program is proper record keeping and documentation. BMC recommends restricted access to your roof. Keep track of who has access to your roof. BMC recommends that you have your roof inspected twice annually and after a severe storm. Please document the condition of your roof with photographic pictures. If repair, alterations or retrofit is needed, please see the revisions and alterations procedure on page 7.

CAUTION: ROOF SURFACES MAY BE SLIPPERY. USE EXTREME CAUTION WHEN WALKING ON YOUR ROOF

WATERPROOFING DEFINED BY PARTNERSHIP

From Authorized Applicators to manufacturers’ representatives and distributors, BMC has developed and created the industry’s most elite group of waterproofing experts. This carefully crafted team of waterproofing professionals ensures that no detail is left to chance in the design and installation of your waterproofing system. This unique partnership between our strategic suppliers is just one more tool that enables BMC to provide its customers with the highest levels of customer service.

WATERPROOFING DEFINED BY LEADERSHIP

QUALITY IN EVERY PRODUCT
We're so committed to maintaining superior craftsmanship and attention to detail that our process includes rigorous oversight and management by our own specialized teams. At BMC, quality is not added on - it’s built in. BMC is an ISO 9001:2008 certified company.

WATERPROOFING DEFINED BY INNOVATION

SERVICE IN EVERY ASPECT
Our people are our greatest asset. Their skills and experience, combined with a commitment to efficiency and productivity on each project have helped us develop and nurture a proven track record of performance and trust. All our activities are performed with an environmental friendly approach. At BMC, we’re committed to providing remarkable service to our customers while protecting the environment. BMC is an ISO 14001:2004 certified company.

WATERPROOFING DEFINED BY CONSISTENCY

SAFETY IN EVERY PROJECT
We believe the prevention of accidents and injuries is so important and that a safe working environment has precedence over productivity whenever necessary. To ensure we provide safe working environment for ourselves, and customers, BMC employs full-time and fully dedicated Safety Officers. BMC is an OHSAS 18001:2007 certified company.
Our technical waterproofing experts are often called on by architects, builders and building planners to help them develop the most appropriate waterproofing system for a specific project or individual customer.

To achieve the best waterproofing system that performs its function properly for an anticipated service life requires proper design, quality materials and excellent workmanship. We have enjoyed long term relationships with designers and builders who involve us early in the process of selecting compatible waterproofing materials and applications.

**TYPICAL APPLICATION**

1. EPDM Membrane
2. Fasteners & Plates
3. Bonding Adhesive
4. Acceptable Insulation
5. Approved Roof Deck

**QUALITY BEGINS WITH YOUR CHOICE OF A WATERPROOFING CONTRACTOR**
BMC EXPERIENCE

BMC has over 30 YEARS of waterproofing experience, providing all of our customers excellent & timely service.

BMC KNOWLEDGE

BMC is experienced & HIGHLY TRAINED in all aspects of installation, repair & maintenance of all waterproofing systems.

BMC DEDICATION

EVERY JOB IS DIFFERENT. At BMC we are dedicated to taking each job & providing residential, commercial & industrial customers with customized waterproofing solutions with the best possible value.

BMC SUPERIORITY

Our GOAL is optimum building enclosure performance. We rely on our collective experience to develop innovative solutions to all types of waterproofing problems.

BMC WARRANTIES & FREE REPAIR SERVICES

BMC offers a comprehensive choice of free repair services and warranties covering both installation and product to suit the specified design life of the installed product. These warranties are supported and covered back by the international manufacturers of the installed product.

BMC EMERGENCY SUPPORT

Where specifically required by the customer, maintenance checks are carried out to agreed schedules and specifications. A response time of 48 HOURS for emergency repairs is achieved where possible.
BMC offers a comprehensive package of waterproofing and thermal insulation services. Our projects reflect not only our scope of experience; they also exhibit our commitment to best professional practices. BMC assigns a talented execution team for each project. Professionalism and respect permeate our interaction with clients and their staff. We build successful partnerships with the architects, designers, engineers, and subcontractors who share our high standards. The BMC legacy is evident in our scope of commercial, industrial, public, and private projects. We focus our work in below areas:

- **Waterproofing and damp proofing for underground structures such as foundations, walls tanks etc using:**
  - Sure seal (EPDM) systems
  - APP and SBS modified bituminous membrane systems
  - PVC, HDPE, TPO, and hipalone membrane systems
  - Hot and cold fluid applied water proofing material and critoline capillary water proofing Systems

- **Roof and thermal insulation using:**
  - Built-up roofing systems
  - Inverted and conventional roofing systems
  - Polyutherane sprayed in-situ systems
  - Liquid applied roofing system
  - All roof retrofit systems

- **Waterproofing for wet areas such as: Kitchens, bathrooms, laundries, planters etc**

- **Lining systems for water containment structures:**
  - Potable and service Water tanks
  - Septic tanks and manholes
  - Swimming pools, Jacuzzis, water fountains and lagoons
  - Environmental and geo-Synthetic solutions and lining systems for containment structures ponds, canals, lagoons, evaporation and irrigation
  - Tunnels lining solutions and systems
  - Design and installation for expansion joints and sealants
  - Light weight foam and other low density involving concrete
  - Design and installation of fire proofing systems for concrete and steel structures

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**KABBANI CONSTRUCTION GROUP**

BMC is a division of Kabbani Construction Group.

Kabbani Construction Group (KCG) is the contracting vehicle of the IKK Group of Companies which is one of the largest and oldest business institutions in Saudi Arabia. Established in 1977 as a modest roofing contractor in Jeddah, KCG over the years, evolved to become by far the largest specialized subcontractor in water proofing, concrete repair, maintenance, oil field services, security and networking, industrial insulation, etc. Recently KCG entered the field of construction management to make use of its expertise in the field of construction, its huge professional labor force and great experience in providing effective solutions to intricate construction problems.

Responding to a growing concern for construction materials, protection and environmental problems, our product range has been carefully chosen to serve today's increasing demand for advanced engineering materials and solutions. It serves the entire Saudi market through its numerous branches across the Kingdom of Saudi Arabia, as well as the Middle East by way of its affiliates in the UAE, Qatar, Egypt, Lebanon, Bahrain & Oman. The company is an approved contractor for Aramco since 1990 (Contractor No. 09187) and had successfully undertaken hundreds of projects under general service contract. KCG consists of several main divisions, each of which is specialized in its area of expertise and unique in its objectives to better serve its clients.

**KCG Divisions**

- **BMC:** Waterproofing & Thermal Insulation
- **CRES:** Concrete Repair & Engineering Services
- **COSMA:** Construction Services & Maintenance
- **SINTEC:** Security & Networking
- **SOGeC:** Specialized Oil & Gas Engineering
- **IIIC:** Industrial Insulation & Cladding
- **PMD:** Pools & Marine
- **CMD:** Construction Management
- **INSPTECH:** Infrastructure Management Solutions
- **OMC:** Operation & Maintenance Contracting
- **KAC:** Kabbani Architectural Concepts
- **ACMS:** Airfield Construction & Maintenance Services
- **CELLNET:** Telecommunication Infrastructure Construction & Services
For information not contained in this guide, or questions regarding system selection, application, or general assistance, please call the nearest BMC Technical Office to you in KSA:

- **JEDDAH**
  P.O. Box 5338 | Jeddah 21422 | **Tel:** +966 (2) 627-8444 | **Fax:** +966 (2) 627-8744

- **RIYADH**
  P.O. Box 11515 | Riyadh 58951 | **Tel:** +966 (1) 473-0601 | **Fax:** +966 (1) 473-2383

- **DAMMAM**
  P.O. Box 6897 | Dammam 31452 | **Tel:** +966 (3) 857-0034 | **Fax:** +966 (3) 858-0331