

# decorative correction of water ingress to an existing residential dwelling

This example is typical of some of the water damage problems when old warehouse buildings have been converted into residential dwellings. When both the 'wet' and 'dry' walls are porous and become wet, the situation is exaggerated with cavity blocks and structural frames trapping water. When the 'dry wall' becomes wet, water will exit internally and cause damage. The solution is to control water and protect the external wall and window frames.

Essentially, the job requires spot waterproofed problem zones, rendering the wall to provide a water barrier to the bricks, and used water management techniques to control water away from problem areas.

## PRODUCTS USED

- ACRYLSEAL – Acrylic water based sealer
- Econabond and Render
- R F Micraflex – external waterproofing membrane
- Sikaflex Pro – poly urethane
- Aluminium angle strip bars
- Classic Paints – external acrylic gloss paint



# 'HOW TO' INSTRUCTIONS



## **PREPARATION:**

Preparation is the key to a good job.

Prior to rendering the external brickwork, patch repair defects around drains and cork windows. Also insure the water exits are sufficient for guttering needs.

## **APPLICATION METHOD:**

1. Organise scaffolding and trades timing with site requirements.
2. Apply poly urethane to corking areas.
3. Render the external bricks using bonding additive to secure the finish.
4. Apply F R Micraflex waterproofing membrane to the guttering and tank garden beds.
5. Install 'drip control bars' to the window top ledge, which will prevent water travelling under the ledge into the window frames. Paint to match render colour.
6. Paint window frames and dorrway

## **SAFETY CONSIDERATIONS:**

Safety should always be considered. The main considerations for this type of job is the physical conditions rather than product hazards. Protective eye, breathing and work wear are particularly important. Product safety is highlighted on the packaging, noting that most water based coatings are relatively benign. Working at heights requires safety scaffolding.