



# COMMENT:

## Remedial Waterproofing - THINK FIRST -

Remedial works present all sorts of challenges, such as:

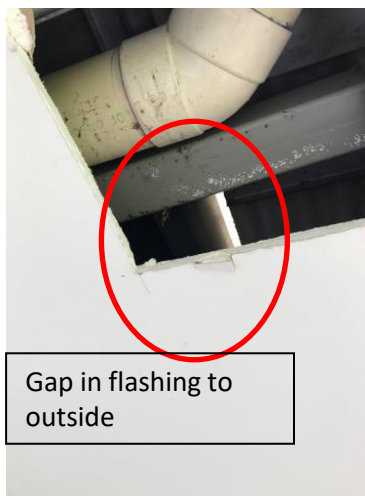
- Structural failures
- Condition of the building
- Poor workmanship of previous works
- Situation requires a permanent solution or to manage the problem
- Multiple product application options

Quite often the best tool we have in regards to remedial works is – ‘between the ears’. Once the cause of the problem is identified, solutions present themselves.

**A couple of Examples:**

### **Problem: Ceiling dripping in the corner of the room**

Investigation found the building movement had dropped ceiling corner housing the drainage pipes from guttering resulting in a negative fall. The flashing in the roof box guttering had less than 70mm upturn with large gaps from overflashing. With heavy rains water overflowed upturn saturating the ceiling, further compounded by water having trouble getting away due to poor box guttering overflows.



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### Problem: Balcony leaking inside residential unit

Bedroom door leading to the external balcony was leaking, resulting in a saturated carpet with mould growth. Living room double doors and windows also leading to external balcony had water penetration, which had resulted in swollen skirting boards. The external balcony tiles match the level of the internal flooring. Initial assumption that the balcony and internal slab were one pour, which proved to be incorrect. Deeper investigation internally started with the bedroom door. After we removed the skirting, we discovered the wooden base plate was completely rotted and water was penetrating via the door sub-sill. It turned out the metal door system was installed the wrong way around, directing water captured in the frames internally. This problem extended to all the window and door systems. On the external balcony, we removed tiles, excavating screed 90mm to the slab. Thus the balcony slab was constructed correctly, but tiler chose to raise the level of tiles to match internal space (without sufficient falls to drains).



**There are some fantastic products on the market to help us with remedial works, sometimes it pays to investigate a little deeper before 'throwing product' at the problem.**

