

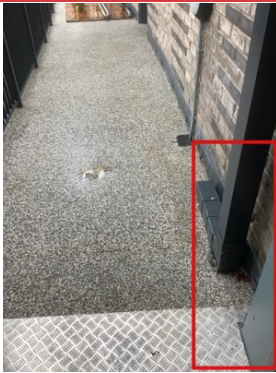
Bill Johnson
NOBLE HOUSE

CHELMSFORD ROOD CONDITION AND LEAK SURVEY 05/05/2022, 9:05 AM

Thursday, 5 May 2022

Prepared For Client

20 Items Identified



ITEM 1

Area of interest with clear discolouration to brick work.



ITEM 2

Brick work marked ready for removal to inspect the behind cavity. This picture was taken on my first visit 20/4 and no action taken to explore the possibility of water getting into the cavity.



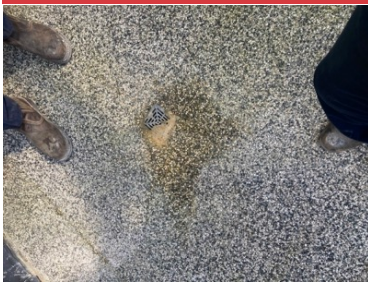
ITEM 3

Picture taken on my first visit 20/4 of mastic failing.



ITEM 4

Door plate needs removing to investigate in and around threshold. If resin finishes at door line, it will need removing in order to investigate the build up. Please refer to items 11 & 12 as the Up-stands don't seem to be sufficient and high enough to keep water out the building?



ITEM 5

Ponding evident in the discolouration of resin bond. Outlet grate half blocked by area of water ingress into flat 21.



ITEM 6

First outlet inspected shows the PVC spigot not being screwed into outlet far enough? No evidence of glue or PTS tape around connection area.



ITEM 7

Hoper side of outlet. Clear opens in brickwork and mastic evident. If capillary reaction happens, water will run under the pipe and back towards the brick and cavity.



ITEM 8

Outlet of interest directly above area of leak to the inside of apartment 21. Ref items 1 & 2

Outlet grill could not be removed due to insulation.



ITEM 9

Again the thread could be seen through the the leaf guard. PVC spigot not screwed into outlet far enough? No evidence of glue or PTS tape around connection area.



ITEM 10

After speaking with John weller, he advised that holes where penetrated in the side of the outlet to disperse water under the resin bond.



ITEM 11

The grill was removed for inspection and clearly evident that no holes penetrating the outlet for water dispersal under resin bond.



ITEM 12

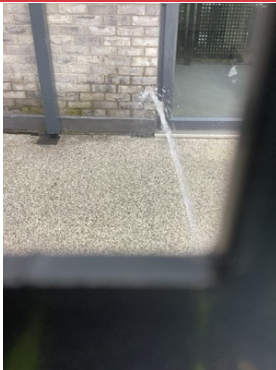
Upstand to close the cavity installed at the same height if not slightly lower than FFL. Any drainage issues would mean water could potentially back up and over small upstand. I've been advised that this detail was the same to doors/entrances and in the location of the leak to flat 21

Please provide section detail/dimensions of screed and resin build up as the screed level maybe higher than the upstand highlighted in the picture so water may breach the upstand filling the cavity.



ITEM 13

Expansion joint in car park growing fungi suggesting water/damp issues.



ITEM 14

Water test carried out to above expansion joint shown in item 13



ITEM 15

Water test carried out to above expansion joint shown in item 13



ITEM 16

After 20mins of water testing water droplets could be seen on the underside of expansion joint.



ITEM 17

Water can be seen ponding between resin bond and upstand after light rain.



ITEM 18

Water can be seen ponding between resin bond and upstand after light rain in different location.



ITEM 19

Outlets to level 1 have covers which prevents water draining correctly.



ITEM 20

With the dispersal of water from main roof to the walkway on level 2 and the water not being able to discharge under the resin bond correctly due outlet installed incorrectly. There is clear drainage issues here.

With the water discharging from all areas on to level 1 podium and the outlets being covered over, it's clear there is water drainage issues?