

Bill Johnson
NOBLE HOUSE

LEYLAND COURT ROOF CONDITION REPORT FLAT 35 08/04/2022, 11:53 AM

Friday, 8 April 2022

Prepared For Client

18 Items Identified



ITEM 1

Upstand waterproofing failing and has started sagging in between the upstand and balustrade.

90 degree angle balustrade needs mastic.



ITEM 2

Upstand waterproofing failing and has started sagging in between the upstand and balustrade.



ITEM 3

90 degree angle balustrade needs mastic. Gap in glass clearly visible and open to the elements.



ITEM 4

Fibres in upstand waterproofing clearly visible. This leaves the waterproofing system vulnerable and could potentially let water soak up through the fibres and beyond?



ITEM 5

Fibres in upstand waterproofing clearly visible. This leaves the waterproofing system vulnerable and could potentially let water soak up through the fibres and beyond?



ITEM 6

Short of mastic to top of waterproofing detail on the rain water down pipe as marked in Red.



ITEM 7

Balustrade ends at the building line has no mastic and is open to the elements.



ITEM 8

Waterproofing to upstand not bonded correctly and is soft and spring at touch.



ITEM 9

Wall stained behind rain water down pipe.



ITEM 10

Failing in waterproofing clearly visible.



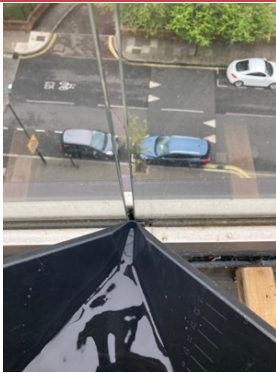
ITEM 11

Cold applied waterproofing that laps from the upstand and onto the single ply membrane is starting to delaminate.



ITEM 12

Cold applied waterproofing that laps from the upstand and onto the single ply membrane is starting to delaminate.



ITEM 13

Water test carried out to all joins in glass to balustrade.

Item 15 & 16 was the outcome.



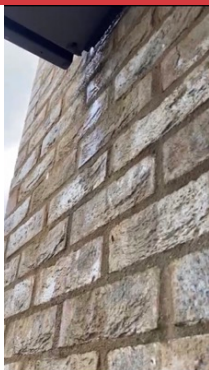
ITEM 14

Water test carried out directly in to outlet.

Item 17 is the outcome and suggests a connection problem to outlet and down pipe.



ITEM 15



ITEM 16

Water can be seen coming down brick work below flat 35. This i believe is from the water testing to balustrade in item 13.



ITEM 17

Water can be seen coming down the rain water down pipe. I believe this from the testing carried out to outlet in item 14.



ITEM 18

Water test was carried out to flat single ply area but nothing stood out as there being any failings?