



DAMP PROOFING
MAINTENANCE
LEAK DETECTION
RENOVATION

Report XXXXXXXX

XXXXX XXXXXXXX LIMITED

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XXX XXX

Site address: XXXXXXXX XXXXXXXX XXX XXX

XX/XX/26

PERLINI PROPERTY MAINTENANCE LTD

1st & 2nd Floor 2 West Street, Ware,

Hertfordshire, England, SG12 9EE

VAT Number: 487 3178 50

Registered in England 16270439

T: 07943 198 045

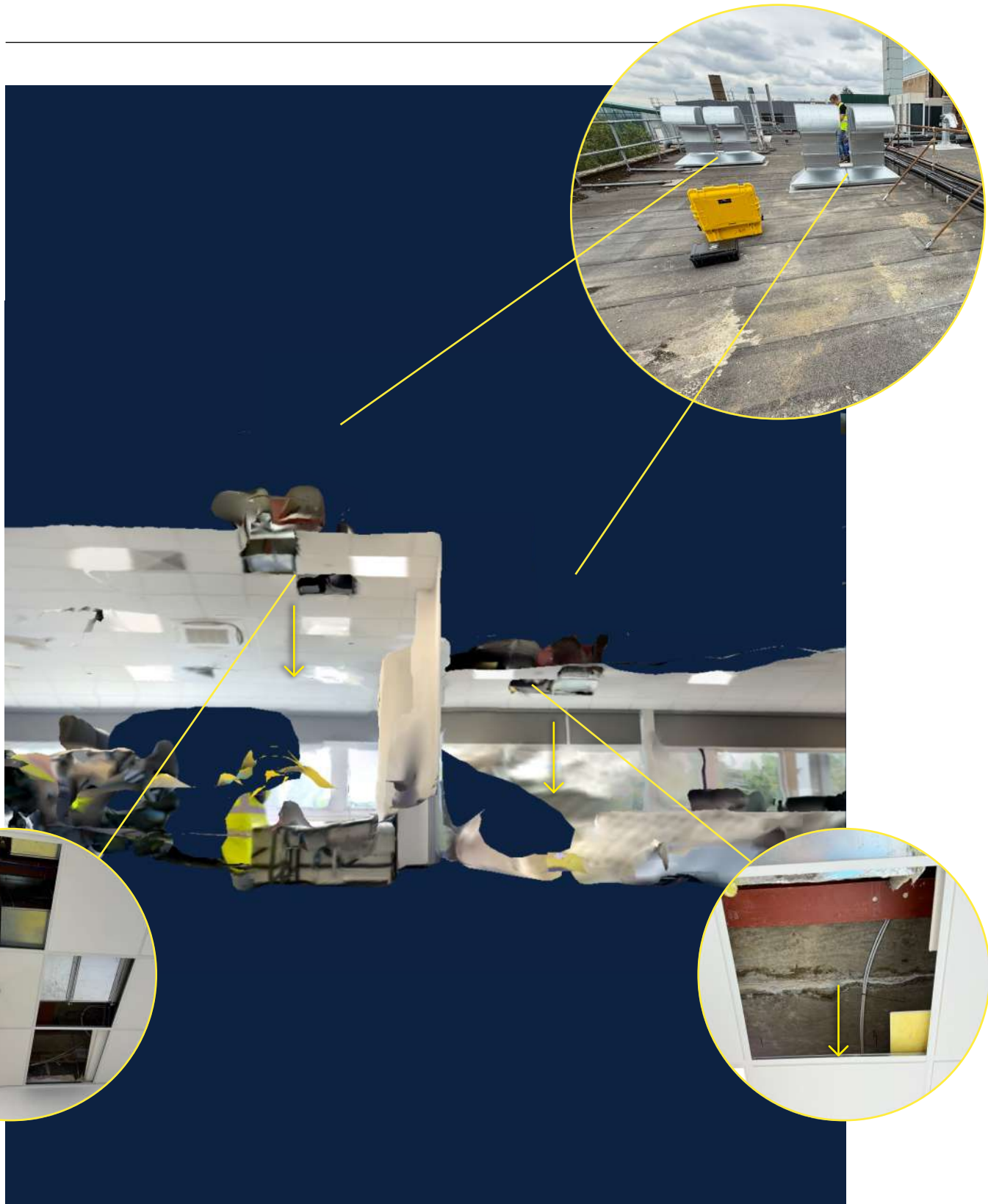
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LEAK/ROOF INVESTIGATION

We're Perlino. Multi-award winning specialists in water and damp issues, maintenance and property repair. We have developed technology and techniques that enable us to find issues fast, preventing further damage and expense. Our outstanding team can complete any repair from roofing to fit-out to an exceptional standard.

In short, we're experts at keeping buildings dry. We use methods and technological developments that no other companies do, working at the forefront of our industry. Our professional and knowledgeable team will always find a solution for your project, ensuring it's carefully planned, executed and completed at a competitive price.



REPORTED LEAKS:

A 3d scan was used to identify the locations of the two reported leaks. The bottom right image in the yellow circle shows a crack in the structural slab with limescale deposits on either side. This indicates an ingress that has been going on for a prolonged period, potentially years. I was informed that the ducting on the roof was recently installed.



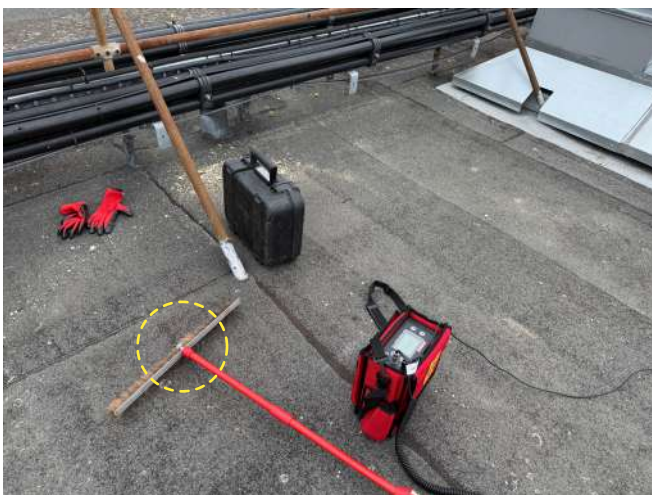
7 ducts installed. Locations shown on the Google Earth image above.
The dotted yellow circles show the two locations of water ingress.





SEVERAL ISSUES RELATING TO THE DUCTING WERE IDENTIFIED:

- Silicone has been used to seal bitumen joints. The two products are not compatible, they will react with each other and break down.
- We always recommend using reinforcement matting with liquid water roofing products, whether it be fabric or fibreglass. Without this, liquid products only tend to last a year or two without splitting. With reinforcement, 15-25 years can be expected.
- The sealed joints of the ducting could be improved. Daylight can be seen when looking inside the ducts, and water ingress will be possible in these areas.



Electronic dry roof testing was carried out in the area around ducts 1 and 2. Several areas of torch-on felt waterproofing were found to be failing. Water ingress will be possible at each of the areas highlighted in the images above. The area tested is only 6m² of a much larger roof.

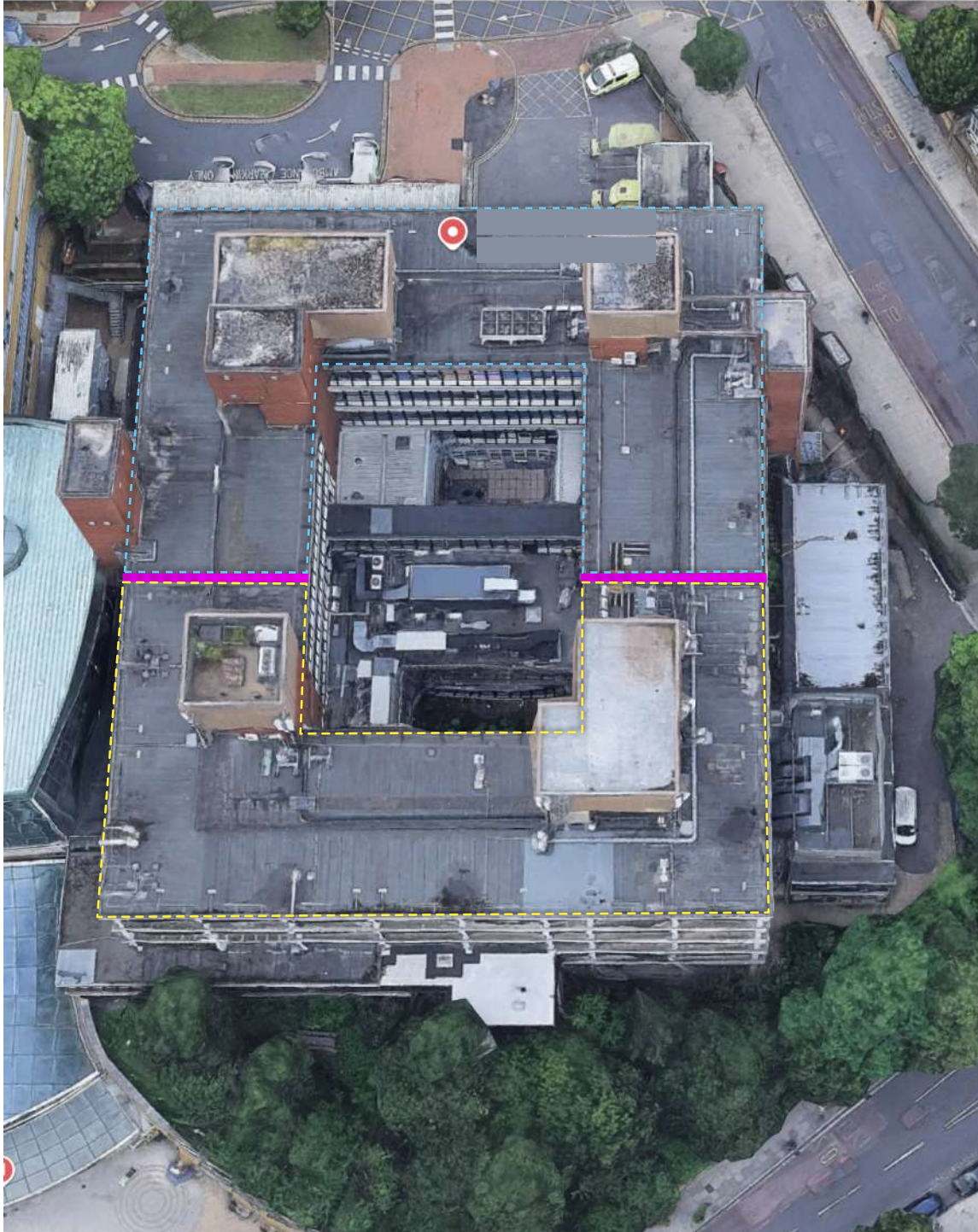


NUMEROUS WATERPROOFING ISSUES WERE IDENTIFIED:

- Protrusions through the waterproofing should be sealed from the roof surface to approximately 6 inches high.
- Liquid waterproofing repairs have split due to no reinforcement matting.
- The waterproofing capping sheet has become worn and split due to old age. The waterproofing is at the end of its life and it is strongly recommended that recovering is carried out soon to prevent ongoing and further leaks.
- Flashings have come loose, exposing the open top edge of the waterproofing.
- Perimeter trims to be sealed.



The FLIR images above indicate water under the waterproofing. During rainfall, water will travel under the waterproofing and insulation, spreading across the slab. Cracks and voids in the slab will create routes for rainwater to enter the property.



ROOF AREA WITHIN THE DOTTED YELLOW LINE = 1,250 M² / ROOF AREA WITHIN THE DOTTED BLUE LINE = 1,400 M².

The roof is divided into two halves by small parapet walls as indicated with pink lines.

Ideally, the whole roof would be re-waterproofed, but the cost may be prohibitive. The area within the yellow dotted lines should be carried out before the existing waterproofing degrades further. A quality liquid waterproofing system with reinforcement will work well and will be guaranteed up to 25 years. If the existing waterproofing degrades further, it may have to be removed and replaced. This will dramatically increase costs.

Quotation

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DUCTING REPAIRS

Access

If works are delayed or postponed, further charges may be applied.

Mobile man anchor

Supply and installation. £1,000

Surface protection and masking

£100

Silicone removal from ducting, plus reinstatement

£500

Skirt removal (ducts 1 and 2)

To be refitted once waterproofing works have been carried out. £300

Silicone removal from bitumen (duct 4)

£150

Triflex ProDetail (ducts 1, 2 and 4)

Optional colour included. £1,350

Water testing of ducting (ducts 1 and 2)

£350

Waste disposal

£50

Parking

Spaces to be provided. If this is not possible, extra charges will be applied.

Total £3,800 plus VAT

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LIQUID WATERPROOFING 1,250 M2

Access

If works are delayed or postponed, further charges may be applied.

Mobile man anchors (x2)

Supply and installation. £1,800

Surface protection and masking

£300

Temporary removal of obstructions on the roof

Estimated cost. £2,500

Jet-wash & solvent clean

£6,250

Waterproofing repairs (1,250 m2)

£6,250

Perimeter trim sealant (193 lm)

£1,737

Triflex ProTect (1,250 m2)

Two coats of Triflex ProTect with Triflex reinforcement fleece fully incorporated in accordance with the manufacturer's specification. Optional colour finish included (RAL 7016 Anthracite Grey). £100,000

Waste disposal

£2,000

Total £120,837 plus VAT

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