

## Sedgebrook Villas Penthouse Balcony Remediation



### Project Overview

Site: Spring Hill, Brisbane

Client: Body Corporate for Sedgebrook Villas

The Body Corporate for Sedgebrook Villas requested Concrete Seal to conduct a site visit and investigation into water leaks to the ceiling below the penthouse unit. The building was approximately 20 years old.

We were advised previous injection works to the leak spots on the ceiling proved to be ineffective.

We identified several areas of ponding to the tiled penthouse balcony suggesting insufficient falls had been provided for during the initial installation. Should the waterproofing membrane have failed water may have made its way through to the original concrete substrate and reticulated through unidentified cracks in the slab making its way to the ceiling below.

It was further identified the waterproofing detail to the main drain outlet was severely dilapidated and given its proximity to the leak spots on the ceiling below was most likely the root cause of the leaking.

Concrete Seal detailed its finding and submitted a remediation scope with a 10 year warranty provision.

Approximate area of job: 65m<sup>2</sup>

### The Scope

1. Site establishment
2. Install safety provisions and necessary elements required to perform the works
3. Remove floor and skirting tiles from the balcony
4. Remove any bedding and waterproofing to expose the original concrete substrate
5. Mechanically grind the substrate to create a CS3 profile suitable for new waterproofing installation
6. Repair any identified static cracks and depressions within the substrate
7. Install epoxy primer moisture barrier
8. Install Class III waterproofing membrane – 10 year warranty
9. Install new floor and skirting tiles. Tiler to provide sufficient falls in accordance with Australian Standards
10. Site clean up and disestablishment

### The Outcome



Before

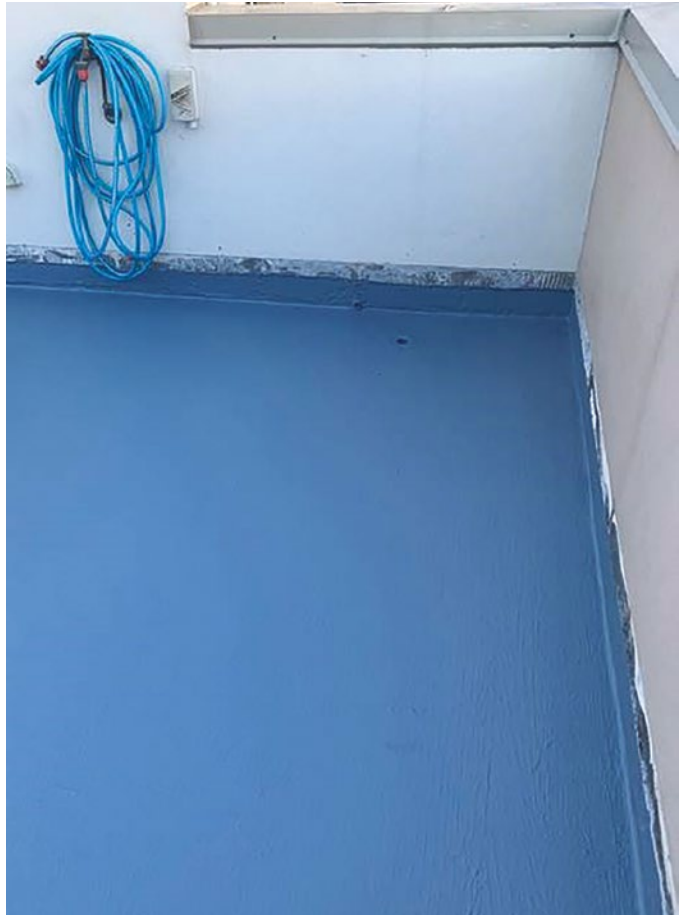


During: Substrate Grinding





During: Waterproofing



After: Tiling



**I would be happy to recommend Concrete Seal as a reliable and quality contractor to other body corporate customers**

*I would like to express our thanks to Concrete Seal for the excellent job they did with our Penthouse Balcony renovation.*

*I called Concrete Seal and told them about the leaking problems we were having and they were happy to come out and have a look. We had previously had some work done but it didn't last and kept leaking again.*

*Concrete Seal provided a prompt and comprehensive solution which also came with a 10 year warranty. It was very fairly priced and included retiling the whole balcony and we were even allowed to choose our own tiles direct with their tile supplier.*

*Communication throughout the job was professional and the job was completed in the time frame required by the body corporate. Their workers were polite and helpful even moving the large pot plants for us.*

*I would be happy to recommend Concrete Seal as a reliable and quality contractor to other body corporate customers for this type of work.*

Peter Bassett, Sedgebrook Villas

