

CASE STUDY

Roof Gutter Waterproofing, Lounge Rising Damp & Leakages, and Service Area Treatment

Il Bagno, Lekki 2024

BACKGROUND

The building exhibited multiple leaks from the gutter slab soffit. Mortar patches were applied but failed to stop the seepage. Leaks were also found at joints and cracks, suggesting a failure of the previous waterproofing membrane. The lounge area showed significant rising damp, with moisture stains and damp patches, especially near the AC wall. The existing drainage system was ineffective, leading to water pooling in certain areas of the service zone.

SOLUTION

The team's solution began with removing the aluminum roofing sheets along the gutter's length to access and treat the joints. The existing membrane and screed were removed for surface preparation and treatment. All visible cracks, joints, and weak spots were treated to ensure water tightness. The plaster on the damp-affected wall was removed, and the surface was prepared and treated for replastering with KMA. Light screeding was applied in areas with water pooling to create a slight slope, directing water into the drainage system and preventing stagnation. The service area treatment was completed with a final layer of KMA screeding.

PROJECT

Roof Gutter Waterproofing, Lounge Rising Damp, and Service Area Treatment

OWNER:

Black Pelican Group

PRODUCTS & TECHNICAL

SPECIFICATION:

Bauer Monoflex

Krystol T1

Krystol Mortar Admixture (KMA)

Krystol Internal Membrane (KIM)

Krystol Plug

Krystol Repair Grout



