

# Factsheet



## Water Damage

Damage relating to water leaks is one of the most common defects which SPMA deal with. Such leaks commonly occur in both older buildings where dilapidation or damage can result in failures of water proofing systems and brand new buildings where incorrect detailing or materials choices can commonly result in water ingress. Such issues result in everything from mould or flaking paintwork relating to minor leaks right the way through to major damage such as buckled timber floors, ruined carpets and collapsed ceilings resulting from major flood events. Some of the most common areas of water leaks include:

- Leaking Shower and Bath Enclosures – A correctly detailed shower or bath to the requirements of the BCA and AS 3740-2010 **“Waterproofing of wet areas within residential buildings”** should not let excessive water leave the enclosure and should never let water exit the room. Leaks to these areas can be commonly caused by incorrect specification of waterproofing materials, poor detailing of waterproofing systems, movement of underlying building elements and damage to membranes caused by subsequent trades.
- Leaking Rooves – Rooves of buildings can take many different forms from membrane flat slab rooves to tiled or sheet metal. No matter the method of construction a correctly detailed roof should not allow water ingress into a building. Common causes of leaks to these areas are many and varied depending on the style of roof in question and can often relate to poor detailing of drainage systems, roof penetrations, waterproofing systems, etc.
- Leaking Facades – Water ingress straight through the façade of a building can occur where membrane paint systems fail over areas of single skin construction or where cavity flashings are poorly detailed or cavities are bridged.
- Leaking Windows and Door Sets – Leaks to windows and door sets can range from minor leaks resulting from the break down in weather seals over the life of the window or the lack of storm beads or the like right through to significant leaks resulting from poor detailing of head/sill/sub-sill flashings, poor detailing or lack of end dams in masonry construction, lack of appropriate hobs/set downs to doors etc.
- Leaking Balconies – SPMA regularly encounter leaking balconies where waterproofing systems reach the end of their life span or where new systems fail to meet the requirements of AS4654-2009 Waterproofing Membranes for Exterior Use.

## Who are SPMA?

SPMA are a company of professional consultants who offer our services in client side project management across the construction industry and related fields. SPMA have a long history of successfully delivering our clients projects with a high level of professionalism and technical expertise.

SPMA specialise in the management of complex projects involving remedial works, alterations and additions and works involving large strata schemes. SPMA also have extensive experience in the management of the defect and litigation process on behalf of our clients.

Our services include:

- Project Management
- Remedial Works
- Tender Review
- Feasibility Studies
- Site Inspection & Reporting
- Contract Advice / Admin
- Civil Works
- Litigation
- Diagnostic Investigations
- Defect Reporting
- Fitout Management

If you have a project, you think we can help with call us on (02) 9319 6366



- Leaking Planter Boxes – Planter Boxes have become a popular choice in many new buildings and are a common source of leaks. SPMA regularly encounter leaking planters where new systems fail to meet the requirements of AS4654-2009 Waterproofing Membranes for Exterior Use in their detailing and materials selection. Planters can also fail resulting from long term deterioration or mechanical damage to membranes.

## Summary

In all cases where water related damage becomes apparent correct diagnosis of the source of the leak and subsequent correct remediation become critical. Leaks which continue for a long period of time can result in deterioration of other building elements and the spread of mould blooms which can be damaging to the health of building occupants. The approach **taken by many a builder of “more silicone” regularly becomes a recipe for years of ongoing issues.** SPMA are experts at the forensic investigation of water leaks and are recognised and registered with the Strata Institute of Australia as a preferred remedial investigator of water penetration issues. If you have any questions or would like to contact us, **please don't** hesitate to call (02) 9319 6366. If you have a leak to your property, ensure you get it investigated and correctly addressed.

## SPMA

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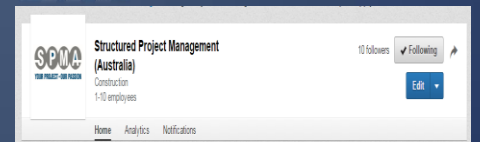
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