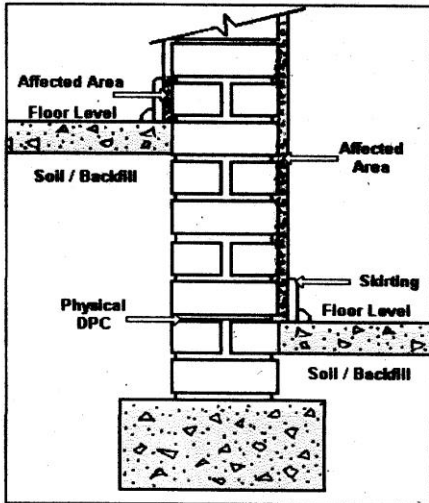




Due to modern building techniques, cheap material, profit-chasing, environmental impact etc most newly build complexes suffer from water, damp and paint-related challenges!

COMMON COMPLEX PROBLEMS



SPLIT LEVEL UNITS

Normally build against a slope, with one unit a bit lower than the neighbour. Each unit have it's own DPC, but the lower unit are exposed to penetrating damp from the higher unit.

FINDINGS INTERNALLY

Paint flaking and bubbling taking place, and ending suddenly on a horizontal level line, Discoloration of paint and/or Efflorescent salts present on the surface.

FINDINGS NEXT DOOR

(This if the owner or the dog will let you in). Painted wall, with no signs of rising damp problem, Low moisture meter readings are obtained.

RECOMMENDATION

Remove contaminated plaster to pre-determined height, Check for if physical DPC is installed at correct level, or alternatively install new chemical DPC at correct level, Apply 2-3 coats of tanking slurry onto properly prepared surface. Apply renovating plaster either direct or indirect.

PENETRATING DAMP (POOR CONSTRUCTION)

FINDINGS INTERNALLY

Solid floors, Paint flaking and bubbling at random patches on the wall, Discoloration of paint., Efflorescent salts visible on the surface, usually sulphates.

FINDINGS EXTERNALLY

Face brick wall, No visible signs of any damp related problem, External ground level is the same as internal floor level, Note: Check for hairline cracks and poor pointing between bricks.

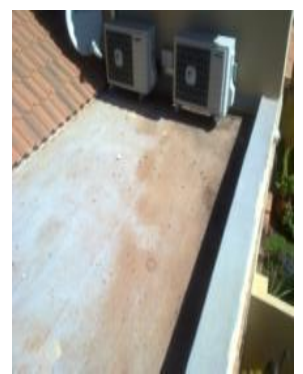
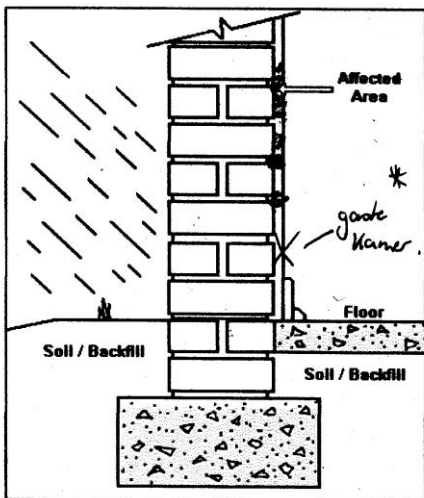
CONCLUSION

Poor pointing letting moisture through, The face bricks are of a porous nature, absorbing a lot of moisture/water, when it rains.

RECOMMENDATION

External re-pointing if necessary, Then apply two coats of surface water repellent to face bricks, by means of flood coating, For internal remedial action follow the same steps as above.

VERY MUCH THE SAME CONDITIONS APPLY FOR DAMP CAUSED BY BRIDGING, PLINTH LEVEL DAMP, THE GARDEN WALL, SUSPENDED FLOORS, OLD PROPERTIES, PLANT BOXES, BATHROOM DAMP, ETC.





Normally the Body Corporate requires 3+ quotations only to accept the cheapest quote. We offer you a long-term solution that will save you money, while providing service excellence!

COMMON COMPLEX PROBLEMS B

ROOF LEAKS R2500 – R3500 3bed average per unit

WE REMOVE OLD MEMBRANE WHERE NEEDED WE REPLACE MEMBRANE WHERE NECESSARY AND SEAL WITH SAME PRODUCT-RANGE CLEAN ALL ROOFS; USUALLY THERE IS A LOT OF MORTAR ON TILES / ZINC WHEN THEY COME LOOSE THEY BLOCK VALLEYS AND CAUSE ROOF LEAKS. WE REPAIR RIDGING'S AND FLASHINGS AND FOLLOW UP WITH SAME PRODUCT-RANGE AND PLASCON ROOF PRODUCTS. PWC 520 WE REPLACE BROKEN ROOF TILES / ZINC WHERE NEEDED AND PAINT WITH PLASCON NUROOF TO PROTECT WATERPROOFING.

WOOD

TREATMENT FOR WOODEN WINDOWS, WOODEN DOORS, GARAGE, DOORS, AND DECKS. YOU WILL FIND THE WOOD IN MOST CASES BEING DRY AND NOT VANISHED OR SANDED PROPERLY. THE WOOD NEEDS INTERVAL MAINTENANCE PLAN TO PROTECT IT FROM HARSH WEATHER CONDITIONS.

PAINT

EXPERIENCE HAS SHOWN THAT EVERY TIME YOU GET A NEW CONTRACTOR THEY WILL CRITISIZE THE PREVIOUS CONTRACTOR, ONLY TO QUOTE FOR A COMPLETE OVERHAUL OF THE WORK. IN MOST CASES THIS IS NOT NECESSARY AND WILL ONLY COST MONEY.

YOU DON'T OVERHAUL YOU CAR'S ENGINE EVERY TIME IT GOES FOR A SERVICE. YOU JUST MAINTAIN THE CAR'S PERFECT CONDITION – BY MEANS OF A SERVICE.

MAYBE IT IS TIME TO ASK YOUR RHINO PROFESSIONAL WHAT SAVINGS YOU CAN EXPECT WITH OUR EXTENDED MAINTENANCE PLAN.

