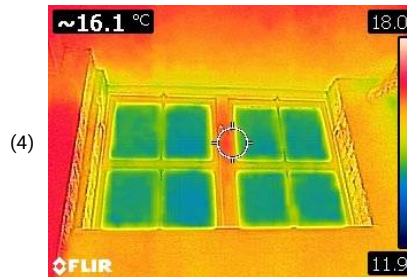
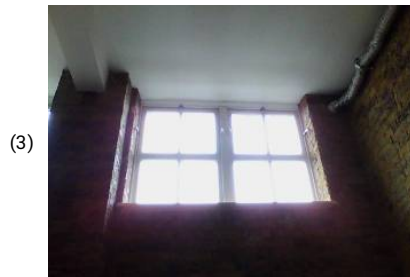


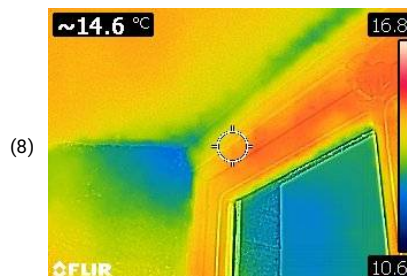
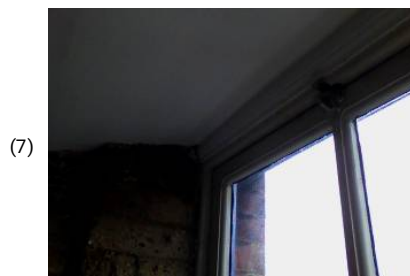
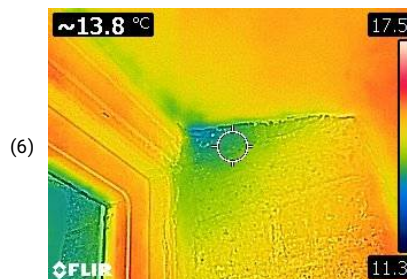
Test carried out by Stephen Fish & Florian Sicleanu  
Thursday 11th April 2024



Water ingress to windows below balcony.



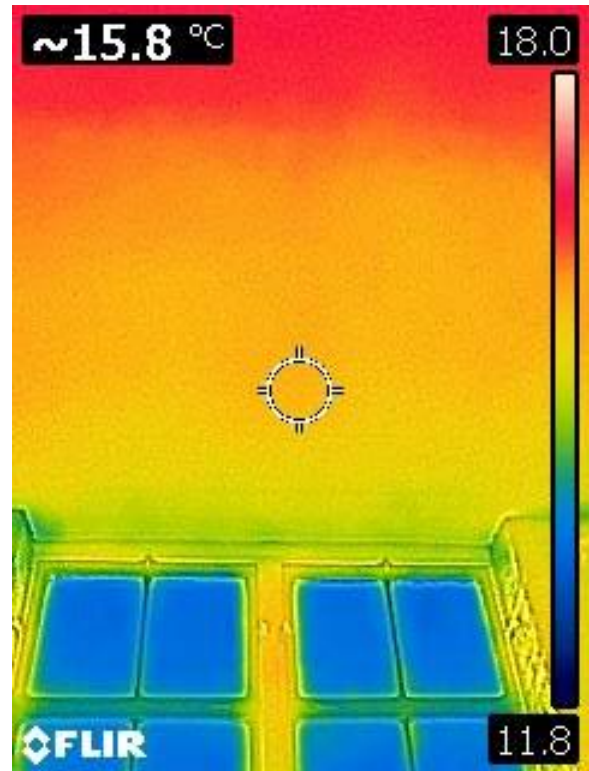
Thermal imaging revealed cold spots either side of window and above centre point.



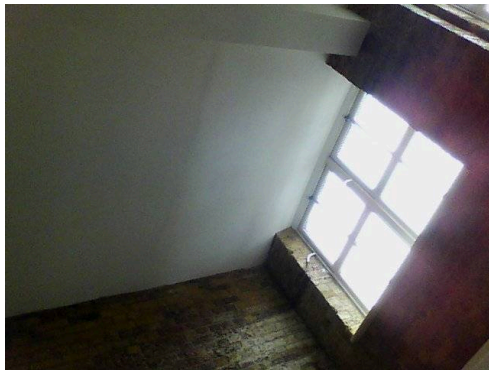
(9)



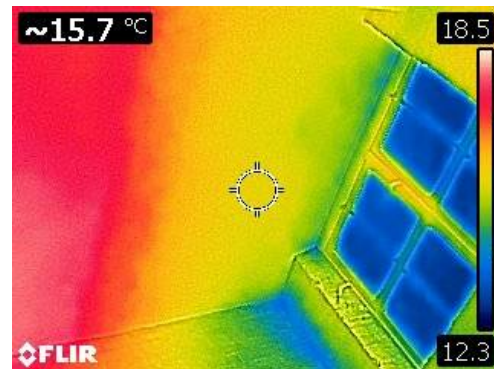
(10)



(11)



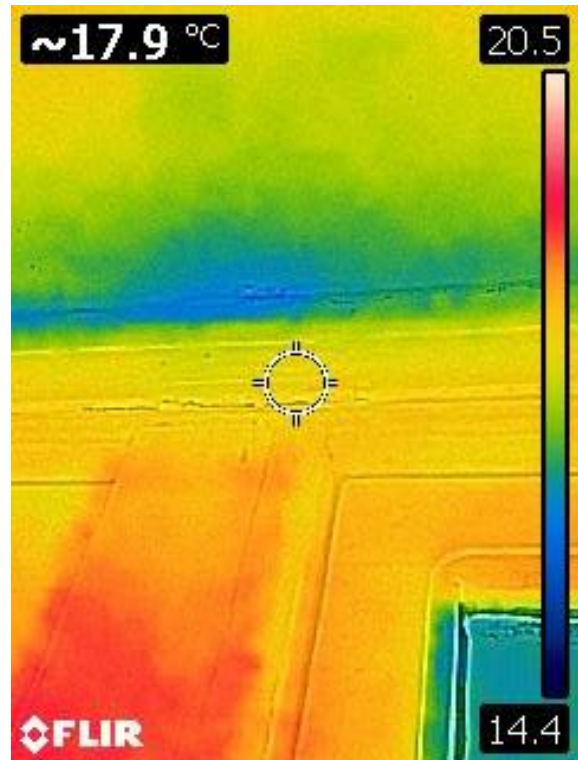
(12)



(13)



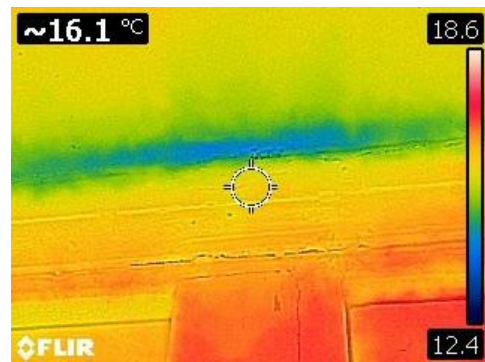
(14)



(15)



(16)



Cold spots were checked with a small damp meter and did show elevated moisture levels in brickwork, ceiling and architrave. No more than 50mm to 75mm from frame.

From visual evidence provided by the residents, the water collects on the underside of the top rail of the frame. Since the ceiling slopes down from the window, the water is collecting immediately on top of the frame and seeping through between the frame and the architrave. Not penetrating the inner wall and hitting the ceiling.



(17)



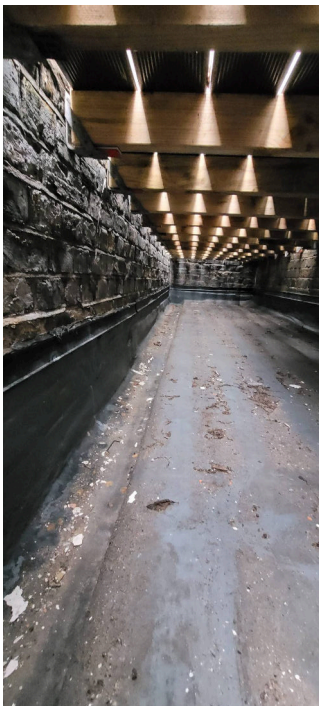
(18)



Pipe punctured every 6" and taped under gap.

Trace gas test rig 1

(19)



(20)



Area under decking on balcony, above window

Outlet was clear of debris

(21)



No trace of gas from termination or brickwork under decking.

(22)



Test rig 2a involved inserting gas pipe in small hole in corner, positive reading on exterior brickwork.

(23)



Test rig 2b pipe inserted in hole at centre, again positive readings on exterior brickwork.

(24)



Pointing immediately above header course gave positive reading in several places.

(25)



Cleaned and made good.

(26)



Protruding building at ground level has glass roof so simple access tower is not possible, approximate height of header is 8m.

My recommendation would be to carry out mortar repairs and apply a general brickwork waterproofing system to the wall between the balustrade and the windows. This may be possible by abseiling or a scaffold platform.