



DAMP PROOFING
MAINTENANCE
LEAK DETECTION
RENOVATION

Report

XXXXXXXXXX LIMITED

XXXXXXXXXX XXXXXX

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XXX XXX

Site Address: XXXXXXXX XXXXXXXX XXX XXX

08/07/26

PERLINI PROPERTY MAINTENANCE LTD

1st & 2nd Floor 2 West Street, Ware,

Hertfordshire, England, SG12 9EE

VAT Number: 487 3178 50

Registered in England 16270439

T: 07943 198 045

E: info@perlini.co.uk

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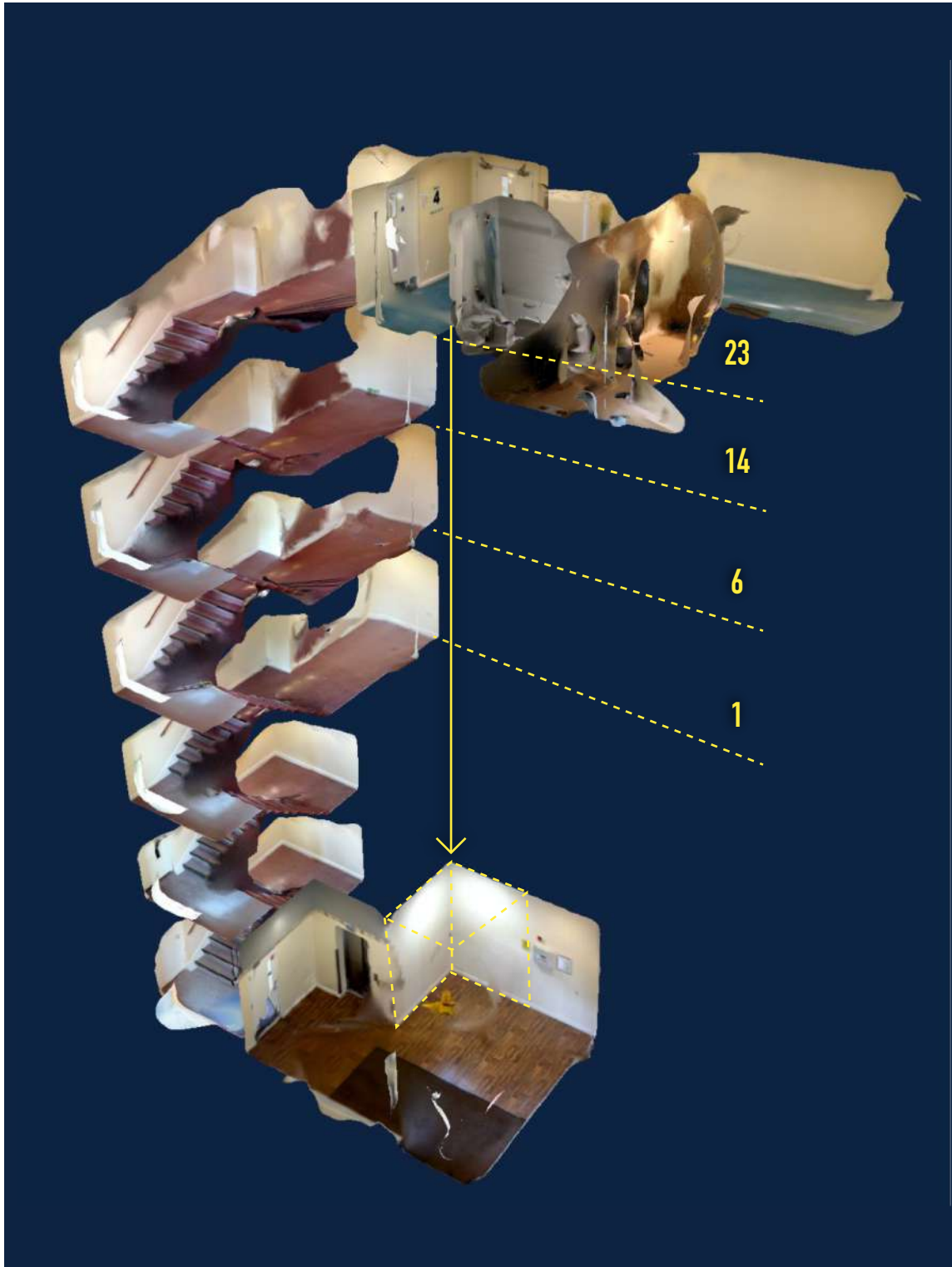
LEAK INVESTIGATION - ENTRANCE LOBBY CEILING

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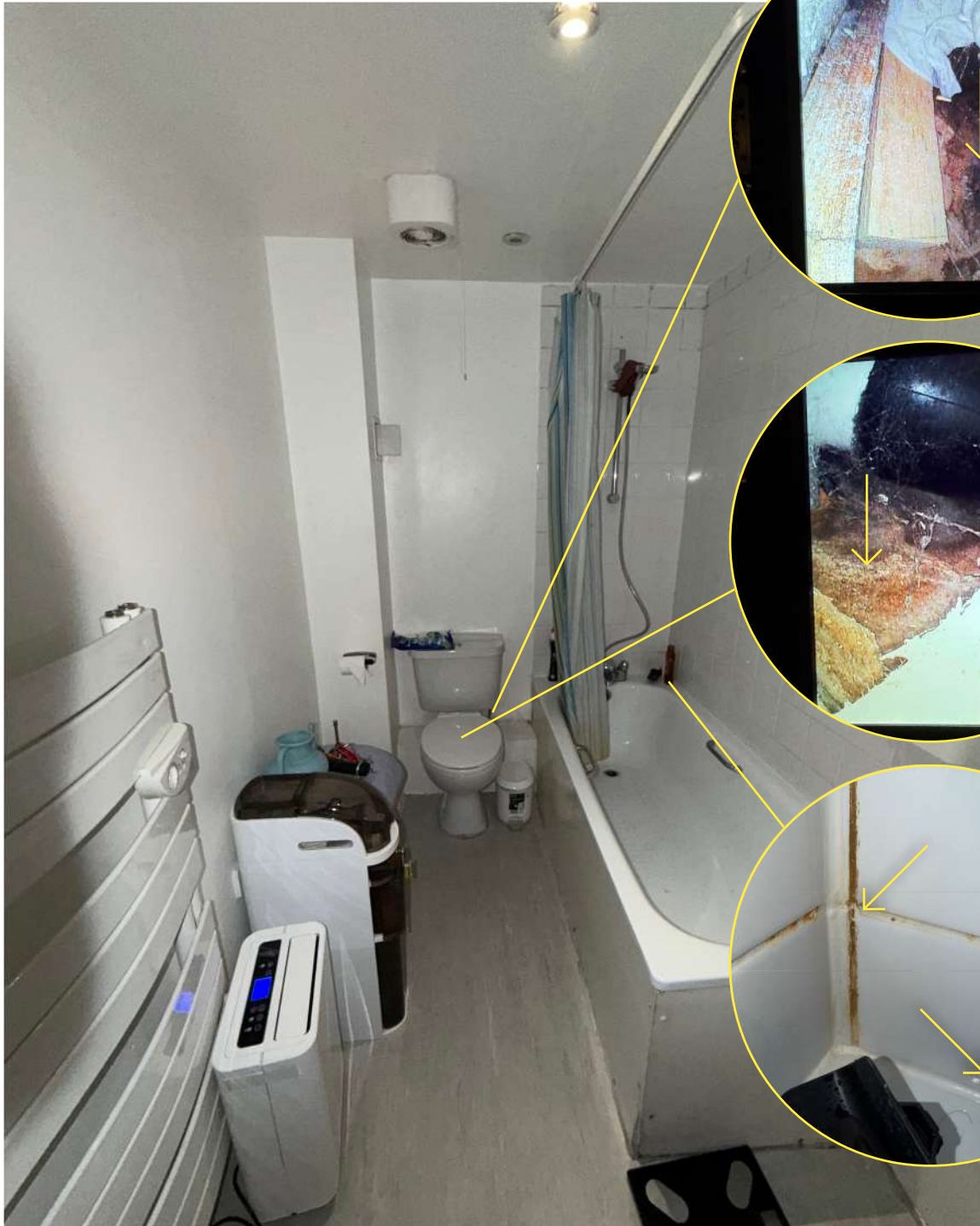
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ENTRANCE LOBBY: The ceiling and walls show clear signs of water damage. Moisture testing confirmed that the affected areas are saturated, indicating ongoing water ingress rather than residual moisture from a historic leak. The lower image shows the rear face of the plasterboard with significant mould growth caused by prolonged moisture exposure. The plasterboard has been installed using the dot-and-dab method, resulting in isolated areas of higher moisture readings where the adhesive dabs are drawing moisture from the wall.



A 3D scan was used to identify the potential source of the leak. The scan revealed at least four bathrooms directly above the affected area. Access was only available to Flats 6 and 23 for inspection. During the inspections, it was noted that a soil stack pipe passes vertically through the bathroom of each flat and is positioned directly above the leak within the entrance lobby.



FLAT 23: The soil stack pipe was inspected first and found to be dry, with no obvious signs of leakage from above. The resident advised that she has young children and that water frequently overflows the bath during bath time. A Borescope camera was used to inspect the boxing behind the toilet. Moisture, water staining and fungal growth were observed within the void, confirming that water has been entering this area over a prolonged period. It is believed that repeated bath overflows have contributed significantly to the issue. In addition, minor leaks were identified from the toilet waste pipe and a nearby water supply pipe. Further inspection revealed that the corner of the bath panel was rotten, several joints around the bath were open, and the silicone sealant had been poorly applied. Cracked wall tiles and deteriorated grout joints were also present, providing multiple pathways for water to escape. These defects are collectively contributing to the water ingress. It is highly likely that water is entering the structural slab through the service opening formed around the soil stack pipe and then travelling down the same route as the pipe



FLAT 6: The soil stack pipe was inspected and found to be dry at the time of our investigation. However, there was clear evidence of historic leakage, with limescale deposits and water run marks visible on the pipework. The resident advised that water had previously flowed from the underside of the boxing-in enclosing the stack pipe, indicating water ingress from one of the flats above. Although this had not occurred for several weeks, the surrounding water staining confirms a prolonged leak. The resident also advised that the bath mixer tap had recently been replaced due to a leak. As access was only gained to Flats 6 and 23, we recommend inspections of Flats 1 and 14, as defects within these properties could also be contributing to the leak affecting the entrance lobby below.

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FLAT 23

Surface protection and masking

£150

Strip out

£650

Water feed repair

£150

Toilet waste repair

£350

Mould treatment

£250

Fungicide treatment

£250

Insulation

£150

Boxing-in

Behind toilet and enclosing the stack pipe. £850

Bath panel replacement (2 sides)

£750

Tiling

To be discussed.

Bath screen

£350

Decoration

Rear wall and boxing-in only. £800

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FLAT 23

Fitting

Toilet. £200

Cleaning prior to sealant

£200

Sealant

Remove defective sealant and apply new high-performance sealant. £850

Waste disposal

£200

Parking

Permits to be provided. If this is not possible extra charges will be submitted.

Total £6,150 plus VAT

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FLAT 6

Surface protection and masking

£150

Strip out

£850

Stack pipe investigation

£150

Mould treatment

£100

Insulation

£250

Boxing-in

Behind toilet and box enclosing the stack pipe. £950

Bath screen

To be discussed.

Decoration

Rear wall and boxing-in only. £800

Sealant

Remove defective sealant and apply new high-performance sealant. £450

Waste disposal

£250

Parking

Permits to be provided. If this is not possible extra charges will be submitted.

Total £3,950 plus VAT

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ENTRANCE LOBBY

Surface protection and masking

£150

Safety barriers

£250

Strip out

£850

Skirting

£250

Damp proofing (17 m2)

£1,530

Drywall (17 m2)

£1,275

Tape and joint (17 m2)

£1,275

Light fitting

£100

Decoration (40 m2)

Two affected walls, whole ceiling. £1,600

Waste disposal

£340

Parking

Permits to be provided. If this is not possible extra charges will be submitted.

Total £7,620 plus VAT

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