



Heyns Nest CC T/A Mario Heyns & Vennote  
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**12 May 2025**

**NHBRC**

**GEORGE**

**6529**

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**ENGINEERING REPORT ON WATERPROOFING COMPLAINT: HOUSE  
LOMBARD, ERF 25581, 30 WELGELEGEN BOULEVARD, WELGELEGEN  
ESTATE, GEORGE**

**1. Introduction**

This report has been compiled following a request from the NHBRC to investigate a waterproofing complaint at Stand 25581, 30 Welgelegen Boulevard, Welgelegen Estate, George. The complaint pertains to an alleged waterproofing defect in the roof of the dwelling. The investigation was conducted via a visual inspection by the appointed engineer, André Bekker, from Mario Heyns and Partners, on 14 March 2025.

**2. Observations from Visual Inspection**

During the visual inspection, the following findings were noted:

- The original topping and waterproofing membrane on the concrete roof slabs were previously removed.
- The contractor has since undertaken corrective work to replace the topping.
- At the time of inspection, no further leaks were observed inside the building.
- However, the final waterproofing membrane still needs to be applied by the contractor to ensure the long-term effectiveness of the waterproofing system.

### 3. Waterproofing Specifications

- ABE Dura Latex to be mixed into the topping as per manufacturer's specifications.
- ABE Liquid Membrane with primer to be applied on top of the topping, 2 layers as per manufacturer's specifications.

### 4. Conclusion and Recommendations

- The corrective measures implemented by the contractor have significantly improved the waterproofing condition of the roof, as evidenced by the absence of further leaks.
- The outstanding application of the final waterproofing membrane is necessary to complete the repairs and provide additional waterproofing protection.

For any further enquiries, do not hesitate to contact us.

Regards,



AL BEKKER (PR Tech Eng)

**ECSA Reg nr. 9770126**

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