



Heyns Nest CC T/A Mario Heyns & Vennote  
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**REF NR. 2400R1**

**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,

A handwritten signature in blue ink, appearing to read 'AL Bekker', with a horizontal line extending to the right.

AL BEKKER (PR Tech Eng)

**ECSA Reg nr. 9770126**

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Vennote/Partners

A L Bekker, Pr Teg Ing