



R E Spencer Limited  
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## **Case Study**

Chelsea Harbour, London.



### **Building type:**

Concrete, steel and block modern riverside apartments overlooking the Thames, the luxury high value apartments are finished to a high specification.

### **Initial issue:**

The apartment had high moisture levels within some of the stud partition walls, there was also water staining to areas of the marble flooring and blistering of paint on the skirting boards in the kitchen and lounge area.

Investigations by a contractor suggested a leaking pipe within the concrete floor slab, they recommended that the marble floor would need to be uplifted, and this would involve dismantling all of the kitchen units and appliances. The recommended work, if carried out would have been at an extremely high cost.

Due to the estimated cost of the recommend work by this contractor, R E Spencer were contacted and appointed to investigate the actual cause of the water problem and to establish if the contractors recommended work was necessary.



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**Investigation by R E Spencer Ltd:** After carrying out thermal imagery and moisture mapping to the affected areas, it was identified that water had been coming from the bathroom shower due to a faulty seal within the shower cubicle.

The water from the shower had soaked the concrete slab under the shower cubicle and travelled through the slab into the kitchen and lounge area, causing damage to the internal stud wall of the kitchen/lounge and marble tiles to the lounge and kitchen floor.



**Action taken by R E Spencer Ltd:**

Following identification of the actual cause of moisture within the concrete slab, a specialist thermal target drying system was installed to remove the retained moisture.





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The floor was heated to 34c using a controlled heating process for a period of 15 days and then left to stabilise for a further 5 days.

Testing of the floor was carried out after the 5day stabilisation period, the readings confirmed that the concrete slab and other affected areas including the area of concrete under the shower cubicle (cause of the water loss) were now all in a stable condition.



**Benefits:** The investigation and use of innovative drying techniques by R E Spencer Ltd saved a considerable sum of money for the customer, there was also less disruption as the drying system we installed prevented the removal of the kitchen and marble floor.