Jasmim 6 Renovation Plan Phase 1 (2026)

A. Initial situation (status quo)

The current situation is characterised by extensive moisture damage, which is endangering the building fabric and requires immediate action:

1. **Faulty wall connections:** Damaged parapet coverings ("muretes") lead to massive water ingress behind the façade.
2. **Water ingress through horizontal surfaces:** Material fatigue and cracks in the waterproofing layers of the roofs and terraces.
3. **Use of incorrect tile adhesive:** This is washed out, seeps out of walls and clogs drain pipes.
4. **Inadequate drainage logic:** Gradient problems and standing water in the gutters increase leakage during heavy rainfall.
5. **High moisture saturation:** The hollow brick walls are so wet that immediate insulation (ETICS) is impossible without a drying phase.

B. Objectives (Phase 1 & Phase 2)

1. **Priority:** Immediate cessation of water ingress ("water away from the house") and enabling the hollow bricks to dry out.
2. **Phase 1 (2026):** Repair of all roof areas and terraces as well as professional patching of cracks in the exterior walls. Repair of damage inside the house.
3. **Phase 2 (2027):** Complete insulation of the exterior walls to protect against moisture and energy-efficient renovation by installing ETICS (approx. 80 mm EPS graphite).
4. **Interface rule:** No final finishes (drip edges/tiles) on walls that will receive ETICS in 2027, so as not to block subsequent construction.

C. Glossary and area calculation

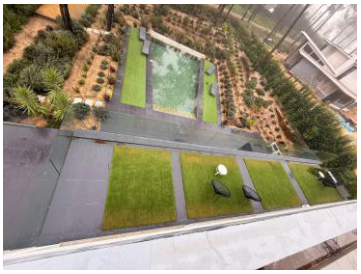
🏠 Flat roof (180.0 m²) | 14.25×9.20 + 6.70×7.30
Full waterproofing

🚙 Balcony garage (33.6 m²) | 5.90 × 5.70
Full waterproofing

🌿 Balcony lawn (86.1 m²) | 11.80 × 7.30
Full waterproofing

🌞 East-facing balcony (30.2 m²) | 6.70 × 4.50 Full waterproofing

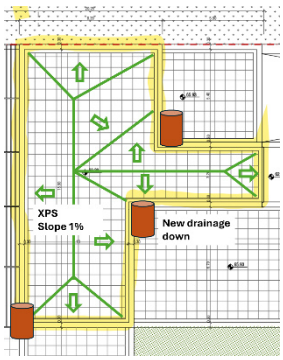
⬅️ Rear balcony (49.5 m²) | 3.00 × 16.50 | Finished with tiles



🏊 Terrace pool (122.7 m²) | 5×21 + 3×11.5 − 4.8×3.5
Finished with tiles

D. Flat roof construction (180.0 m²) – waterproofing

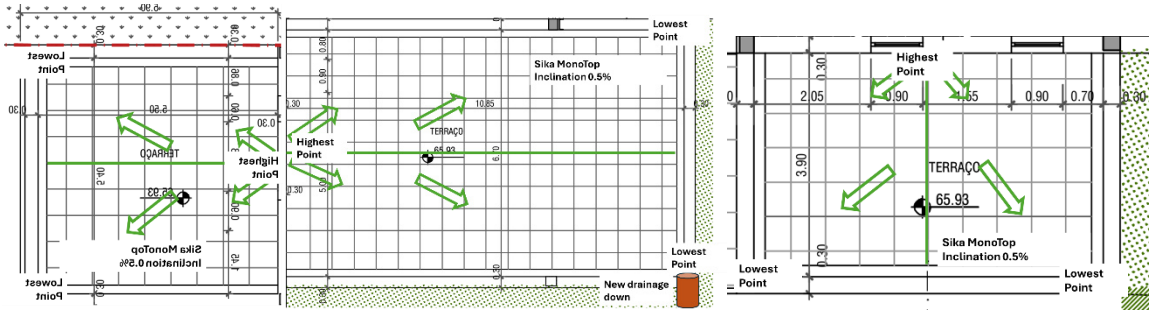
1. **Dismantling & storage:** Dismantling and storage of solar modules in garage.
2. **Preparation:** Complete removal of covering down to the raw ceiling.
3. **Wall tops (parapet):** Prepare with a 2% inward slope.
4. **Downpipes:** Installation of 3 new downpipes (east side southeast, corner of lawn terrace, corner of garage terrace). Run diagonally from below through the outer wall.
5. **Gutter preparation:** U-shaped curve, eliminate sharp edges, slope ≥1%.
6. **Bitumen primer:** Application of BITUMEN PRIMER+ SA to roof surface, gutters, wall heads.
7. **Vapour barrier:** Laying of Saxoboard Somaxx AL4 vapour barrier (burning on concrete).
8. **Sloped insulation:** Installation of Saxoboard XPS EPS-WLG 035-520 kPa 2% slope with PU adhesive
9. **Bitumen underlay:** Saxoboard Somaxx Superstick G – **cold self-adhesive** (no flame on insulation), entire surface including gutters, wall tops and roof structures (cable routing) with coving >15 cm (>15 cm up on structures), 5 cm down on exterior walls. Bitumen Primer + SA on all concrete surfaces.
10. **Bitumen top layer:** POLYDAN 180-40 P ELAST (uncoated). **Welded/burnt** (homogeneous connection of joints), entire surface offset to underlay, including gutters, wall heads and structures (>15 cm up and fastened with surrounding clamping rail), 5 cm down wall.
11. **Primer:** Sikalastic-560, diluted with approx. 10% water (approx. 0.4 kg/m²).
12. **Sikalastic-560 Base + Fleece-120:** Apply liquid plastic and embed fleece wet-on-wet (also pull up on the superstructures).
13. **Sikalastic-560 WHITE (top coat – 1st layer):** Sealing of the fleece.
14. **Sikalastic-560 WHITE (top coat – 2nd layer):** Homogeneous, smooth surface (showroom look).
15. **Rubber mat 6 mm + bitumen sacrificial layer:** Bauder GGM 6, 120×40 cm + slate-coated bitumen under Solarbloc solar blocks.
16. **SOLARBLOC® + modules:** Installation and assembly of photovoltaic modules.



E. Balcony garage (33.6m²), balcony lawn (86.1m²) & balcony east side (30.2m²) - waterproofing

Execution analogous to the roof, but windows do not allow for 2% XPS insulation.
0.5% thin slope with Sika Monotop. Full welding (burning) of bitumen.

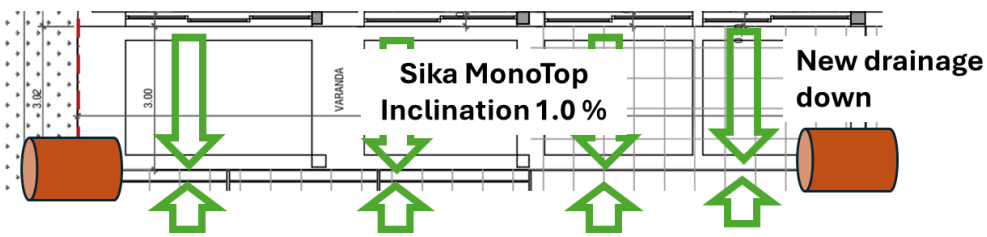
1. **Preparation:** Complete removal of covering down to the raw ceiling. Cleaning and repair of the concrete surface.
2. **Wall heads (parapet):** Prepare with a 2% slope inwards.
3. **Downpipe (balcony lawn):** Installation of a new downpipe on the north-east corner of the building, running diagonally from below through the outer wall.
4. **Repair east downpipe on balcony Lawn:** East downpipe installed too high. New connection at lowest point, sloping from below through exterior wall. Seal wall top.
5. **Gutter preparation:** U-shaped rounding, ensure slope ≥1%.
6. **Slope plane – Sika MonoTop-4100 Protect:** Low-shrinkage repair mortar to create a 0.5% gable roof slope (see drawing). Highest point in the centre of the rising wall without gutter. Direct water diagonally away from the wall. Ensure a minimum thickness of 5 mm at the lowest point. Prime with Sika Latex Primer.
7. **Bitumen primer:** Danosa BITUMEN PRIMER+ SA on surface, gutters and rising walls >15 cm.
8. **Bitumen underlay:** ESTERDAN 30 P ELAST – **welded/burnt**. Start >15 cm on the wall, then over the entire surface including gutters and wall heads, 5 cm down the wall.
9. **Bitumen top layer:** POLYDAN 180-40 P ELAST – **welded/burnt**. Fully welded to the underlay. Entire surface of the underlay, centred over weld seams. Fix mechanically to walls with clamping rails.
10. **Primer:** Sikalastic-560, diluted with approx. 10% water (approx. 0.4 kg/m²).
11. **Sikalastic-560 Base + Fleece-120:** Wet-on-wet embedding (also gutters, wall heads and wall upstands).
12. **Sikalastic-560 WHITE (top coat - 1st layer):** Sealing of the fleece (entire surface).
13. **Sikalastic-560 WHITE (top coat – 2nd layer):** Finish for a homogeneous, smooth surface (entire area).


Lowest Point
Highest Point
TERRAÇO
65.93
Sika MonoTop Inclination 0.5%
Lowest Point
New drainage down
Highest Point
0.30
2.05
0.90
1.65
0.90
0.70
0.30
3.90
TERRAÇO
65.93
Sika MonoTop Inclination 0.5%
Lowest Point
Lowest Point

F. Rear balcony (49.5 m²) – completion with tiles

Execution as in E, but with tile finish and aluminium drip edge.

1. **Preparation:** Removal of glass panels, storage under terrace. Complete removal of tiles and primer.
2. **Slope formation (1% on both sides):** Sika MonoTop-4100 Protect as for other balconies. Creation of a slope from the house wall down to the gutter. Counter-slope from the pool side (wall head) inwards to the gutter.
3. **Laying downpipes:** Create flat drainage on the east and west sides of the balcony. West side: Connection to drainage system. East side: Below ground floor terrace, new septic tank.
4. **Gutter preparation:** U-shaped rounding, ensure slope ≥1%.
5. **Slope plane:** Apply Sika MonoTop-4100 Protect. Create a **1% reverse pent roof slope** towards the gutter. >4 mm layer.
6. **Adhesive primer:** Application of BITUMEN PRIMER+ SA to the cleaned concrete surface and rising walls >15 cm.
7. **Bitumen underlay:** ESTERDAN 30 P ELAST – **welded/burnt**. From >15 cm on the wall over the entire area including gutters and wall heads, 5 cm down the wall.
8. **Aluminium drip edge (parapet):** Installation of Rivnet ITE 60/160 around **all three open sides**. 2 m rods with 5 mm expansion joint, laid overlapping, bonded with Sikaflex (sealing) and screwed into slotted holes (movability). IMPRIDAN 100 on aluminium as preparation for bitumen.
9. **Bitumen top layer:** POLYDAN 180-40 P ELAST – **welded/burnt**. Fully welded to the underlay. From >15 cm on the wall over the entire area including gutters and wall heads, 5 cm down the wall. Centred over weld seams on bitumen underlay. Fix mechanically to walls with clamping rails and seal with Sikaflex.
10. **Primer:** Sika Primer-3
11. **Sikalastic-560 Base + Fleece-120:** Wet-on-wet embedding over gutters and on wall upstands and over aluminium drip edge support.
12. **Sikalastic-560 GREY (top coat – 2 layers):** Sealing of the fleece: entire surface: wall upstand, terrace and gutter over aluminium drip edge support.
13. DANODREN H15 PLUS as decoupling directly under tiles over entire area including aluminium gutter profile (nubs facing downwards).
14. **Tiles – Magres EVOIC 60x60 & 60x30** (tbd)**:** laid over the entire area with **weber.col flex XL** using the buttering-floating method. Grouting **with weber.joint flex (4-5 mm).** Integration of **two expansion joints** for thermal decoupling with Danosa ARJUNT UNIVERSAL. 5-10 mm joint to aluminium edge with PE round cord and ARJUNG. Do NOT tile channels. Water must be able to flow freely there.
15. **After painting the walls:** Installation of cleaned glass panels



G. Terrace pool (122.7 m²) & pool room – Complete completion

1. **Preparation:** Removal of glass panels, storage under terrace. Complete removal of tiles and primer, inspection and, if necessary, levelling of slope away from the house.
2. **Procedure:** Start AFTER laying the drainage system for the rear balcony.
3. **Area above pool equipment room (east):** Same procedure as for rear balcony (section F). Leave slope. NO Sikalastic required (no drainage channel), DANODREN H15 PLUS as decoupling between bitumen and tiles. Expansion joint to the rest of the area.
4. **Drip edge:** The drip edge (Rivnet ITE 60/160) is installed around the two exterior walls. Surface water is directed away from the wall connection.
5. **Remaining area:** Two additional expansion joints analogous to expansion joints on rear balcony.

H. Facades & drying strategy

1. **Technical cleaning of entire façade:** Knock down loose plaster from all hollow areas.
2. **Repair cracks.** Chisel out cracks >3 mm in a V-shape (approx. 10-15 mm deep), blow out/vacuum the crack cleanly. Apply bonding bridge/primer to the crack. Sika Latex Primer. Fill with several layers of repair mortar: Sika MonoTop-4100 Protect.
3. **Repair the lintel of the east-facing balcony window:** the lintel of the east-facing balcony is too short; connect it to the lintel of the neighbouring window. Stabilise the support on the other side.
4. **Full-surface reinforcement:**
   1. Apply a layer of reinforcement filler (approx. 3 mm) StoLevell Uni or Capatect Reinforcement Compound 186M. Embed alkali-resistant glass fibre fabric, 160 g/m², with at least 10 cm overlap at all joints, smooth out
   2. Apply a layer of reinforcement filler, deburr the surface. Finish the surface with a light texture.
5. **Final coat:** Paint the rear wall and balcony with two coats (RAL 1013 tbd, entire surface in one colour). Sikkens Alphaloxan Flex or Sikkens Alpha Supraliet: High-quality facade paints (silicone/acrylic modified), very UV-resistant and durable in wet and humid conditions.

I. Interior work

1. Hallway: Remove and restore the existing paint on the staircase wall
2. Kitchen: Remove kitchen furniture, knock off plaster on kitchen wall and around both windows, plaster, prime and paint in kitchen colour
3. Remaining areas: Repair all moisture damage, especially around windows, in the colour of the rooms

J. Acceptance and work instructions

Milestones:

Milestone 1: Substrate & slope

- Check the raw ceiling for slope (0.5%, 1% or 2%), load-bearing capacity and cleanliness.
- Confirmation of wall head gradient (>2% inwards) and gutters (>1%).
- Approval for primer application.
- Strength of repairs to facade damage throughout the building

Milestone 2: Waterproofing layer (stop point)

- Visual inspection of the bitumen weld (presence of bitumen bead at seams).
- Check wall height (>15 cm) and mechanical fixing (clamping rail).
- 48-hour flood test: Flood all gutters and surfaces. Ensure that the interior of the house is completely dry and that no air bubbles rise.

Milestone 3: Drainage & installation

- Check the dimpled membrane (fleece overlap) or Sikalastic sealant in surfaces and gutters (avoid bubbles and unevenness).
- Check the tile adhesive application (buttering-floating method to avoid cavities).
- Check the positions of the expansion joints according to the plan.

Milestone 4: Final finish

- Checking the joint width and depth before sealing.
- Final inspection of channel sealing with Sikalastic-560 (homogeneous surface).
- Check joints, window connections and plinth finish on rear façade

Working instructions:

- **Cold bonding rule:** If burning is not possible for safety reasons: Cold bond the walls **from top to bottom, deep into the gutter**.
- **Torch rule:** When welding, ensure an even "bitumen bead" at the seam – a sign of a tight weld.
- **Diagonal bitumen joints:** The rule with the 30 cm wide reinforcement strip over diagonal joints.
- **Danodren protection:** Complete overlap of the fleece to prevent cement slurry from entering.
- **Expansion joints must be congruent:** Joints in tiles and Rivnet aluminium channels must be exactly aligned.
- **Observe drying phases**: In particular, allow primer on cement screed to dry completely – solvent residues prevent permanent adhesion of ESTERDAN membranes.
- **Wall connections:** Use Sikaflex-11 FC+ as an elastic seal to the wall/frame – never use hard joint mortar.

G. Material list (planning status February 2026)

Link to building plans (pdf)

Material	Application
Sealing & bitumen	
Sika Latex Primer	Primer for Sika MonoTop-4100
Sika MonoTop-4100 Protect	Sloping surfaces Balconies + facade repair Ground floor
Bitumen Primer+ SA	Adhesive primer for roofs, balconies, ground floor terraces, NOT for use on XPS boards
Saxoboard Somaxx AL4 (Vapour barrier)	Roof – on roof surface up to gutter
Saxoboard Somaxx Superstick G (underlay)	Roof, self-adhesive, XPS compatible, (no burning on XPS)
ESTERDAN 30 P ELAST (underlay)	Balconies and terraces
POLYDAN 180-40 P ELAST (top layer, uncoated)	Roof, balconies, ground floor terrace (2nd layer)
Bitumen sacrificial layer	ESTERDAN 40, 130×50 cm (loose), under SOLARBLOC®
Insulation	
Saxoboard XPS EPS-WLG 035-520 kPa	Roof only: 2% slope, T-structure (check dimensions and delivery to Portugal)

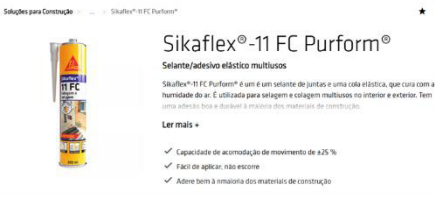
Sikalastic system (liquid waterproofing)	
Sikalastic-560 white	Roof area (cool roof)
Sikalastic-560 grey	Gutters, parapets, balcony gutters
Sikalastic Fleece-120	All Sikalastic surfaces
Profiles & fastenings	
Aluminium drip edge Rivnet ITE 60/160	Roof parapet + balconies + ground floor terrace
IMPRIDAN 100 (Danosa)	Aluminium profiles Adhesive primer for bitumen
Sikaflex-11 FC+	Profile adhesive, expansion joints, wall connections
Tiles	
Margres Evoke Light Grey 60×60 / 60×30 (tbd)	Balcony tiles 10 mm – Margres EVOKE Light Grey (tbd)
weber.col flex XL (S2)	Flexible adhesive Balconies + ground floor terrace
Webercolor flex	Flexible joint mortar Balcony + ground floor
ARJUNT UNIVERSAL	Grout for balconies + ground floor terraces
DANODREN H15 PLUS	Separating layer between bitumen and tiles (terrace, pool)

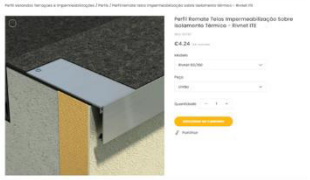
Cement screed (sloped screed)	30–60 mm variable, 1–1.5% slope (terrace pool)
Solar	
SOLARBLOC® V815	Mounting system 10°
Rubber granulate mat 6 mm	Bauder GGM 6, 120×40 cm, under SOLARBLOC®
Miscellaneous	
Downpipes DN 110	3× roof (south-east, lawn terrace, garage) + 1× north-east balcony
Facade paint	Rear – UV-resistant, water-repellent, 2 coats
Deep primer	Rear – on renovated plaster
PE round cord	Backfilling expansion joints (before Sikaflex)
Aluminium clamping rail	Balconies – fix bitumen wall connection at the top
Aluminium end profiles	Glass façade recesses ETICS edges
Aluminium drip tray Ground floor terrace	Rivnet ITE 60/160, analogous Terraces above pool room
ETICs (Phase 2 – 2027 tbd)	
SikaFlex primer	Adhesive primer for repair mortar

Sika MonoTop-4100 Protect	Repair mortar for cracks
AL 88 adhesive mortar	Bead-dot method, min. 40% adhesive surface
GRAPHITHERM 031 (80 mm)	EPS graphite insulation boards
COMBI FIX PLUS plate dowels	135–155 mm, after adhesive has hardened (24 hours)
FK 626 Reinforcement mortar	Fibre-reinforced, for fabric embedding
FASSANET 160 Glass fibre fabric	160 g/m², overlap min. 10 cm
INERT 401 primer	Adhesive bridge for final coat
DEKOR VELLUTO final coat	Silicone resin plaster (velvet effect)
APU strips	Window connection with integrated fabric
PVC corner protection angles + plinth profiles	Building corners + base trim

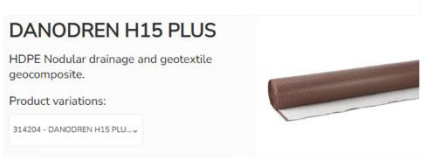

BITUMEN PRIMER+ SA
A fast-drying synthetic rubber-based primer.
Product variations:

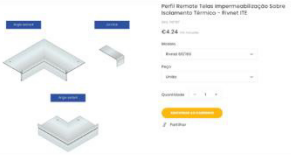

Sikalastic®-560
Economical liquid applied roof waterproofing solution based on Sika Co-Elastic Technology (CET)
Sikalastic®-560 is a cold-applied, one-component waterborne liquid applied waterproofing membrane, highly elastic and UV resistant.
One-component - ready to use
Cold applied - requires no heat or flame
Seamless waterproofing membrane


Sikaflex®-11 FC Purform®
Selante/adesivo elástico multiusos
Sikaflex®-11 FC Purform® é um é um selante de juntas e uma cola elástica, que cura com a humidade do ar. É utilizada para selagem e colagem multiusos no interior e exterior. Tem
Ler mais +
Capacidade de acomodação de movimento de ±25 %
Fácil de aplicar, não escorre
Adere bem à maioria dos materiais de construção




BauderGREEN GGM 6
Gummigranulat-Schutzmatte 6 mm
PUR gebundene Gummigranulatmatte. Schutzlage für Bitumenabdichtungen im Flachdachbereich.


DANODREN H15 PLUS
HDPE Nodular drainage and geotextile geocomposite.
Product variations:
314204 - DANODREN H15 PLU...




Technische Daten:
SM 6
Material Polyurethan-Kautschuk
Dicke 6 mm
Gewicht ca.4,3 kg/m²
Baustoffklasse B 2 nach DIN 4102
Abmessung 1,25 x 10 m
Lieferform Rolle 12,5m²
Artikel-Nummer 7793 0000
Detaillierte Informationen siehe Produktdatenblatt.


Sika MonoTop®-4100 Protect
Argamassa cimentícia R4 para a reparação, protecção e impermeabilização de estruturas de betão
Sika MonoTop®-4100 Protect é uma argamassa monocomponente de reparação de betão de b
retração, reforçada com fibras, cimentícia. É adequado para reparar, proteger e impermeabiliz
estruturas de betão.
Espessura da camada 4-60 mm.
Sulfato resistente
Aplicação à mão e projeção (via húmida)
Trabalhos de reparação (Princípio 3, método 3.1 e 3.3 da EN 1504-9). Reparação de betão
obras de infraestrutura e superestrutura.
Reforço estrutural (Princípio 4, método 4.4 pf EN 1504-9). Aumento da capacidade de car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webercol flex XL+
Colagem de cerâmica, pedra natural
situações de elevada exigência.
Interior e exterior.
Multissuportes.
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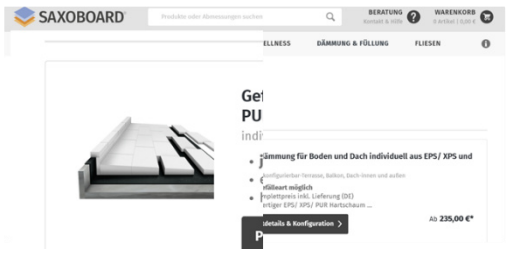
Argamassa de betumação para cerâmica
Cores:


AL 88
Cola-Regularizadora algeirada de base cimentícia, branca, para Sistemas Fassatherm®
Utilização
AL 88 é usado nos sistemas de isolamento "de capoto" para colar e regularizar placas em EPS cortado a partir de bloco ou moldado e painéis em lã mineral de rocha. Também é usado para embeber redes de armadura e regularizar placas em PIR.
Fornecimento
Granel em silo
sacos especiais com proteção contra a humidade de aprox. 25 kg
* Com base no país de destino alguns formatos de venda poderão não estar disponíveis
Clique aqui para descarregar o DAP de AL 88.
FASSATHERM
AL 88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ertiger EPS/ XPS/ PUR Hartschaum ...
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