



**Plumbing & Leak detection**

Platinum Business Park Unit 40  
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**Leak Detection Report**

<b>Date:</b>	04/02/2023		
<b>Client:</b>	Leak Detection 3		
<b>Number:</b>	021 200 5887		
<b>Email:</b>	<a href="mailto:info@core-services.co.za">info@core-services.co.za</a>		
<b>Address:</b>	12345 Main Road Somerset West		
<b>Technician:</b>	John Smith + Peter Plumb		
<b>Start Time:</b>	11:30	<b>End Time:</b>	13:00
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Pool	<input type="checkbox"/> Commercial	<input type="checkbox"/> Other

**Client-Site briefing:**

Leak detection requested due to water damage visible on wall adjacent to shower and in unit below on ceiling directly below the shower.

**Resultant Damages:**

Water damaged wall

**Number of affected areas:** 1

<u>Area</u>	<u>Item</u>	<u>Test Conducted</u>	<u>Result</u>
Main	Water Meter	Visual	Start Time: 11:42 End Time: 11:47 Start Read: 03632883 End Read: 03632883
	Main water Supply line	Gas pressure test	Start Time: 12:13 End Time: 12:18 Start Read: 5,83 Bar End Read: 4,08 Bar
Bathroom	Shower	Dye test	Dye loss noted
		Thermal imaging	Thermal offshute noted
		Flood test	Waterloss noted
		Moisture test	Low moisture readings recorded

**Findings:**

At the time of the inspection we conducted a visual inspection of the water meter and no movement was noted when all points were closed. We conducted a tracer gas pressure test on the main water supply line and a drop in pressure was noted. We conducted a tracer gas detection sweep on the unit and no tracer gas was detected. We conducted a flood and dye test on the shower adjacent to the affected area and dye and waterloss was noted in areas where grout has deteriorated and sealant was frail. We could not conduct a shower mixer to rose pressure test due to shower spout and rose being frail and we did not want to run the risk of breaking either component. We conducted thermal imagery on the shower walls after running hot water for a time period and thermal offshute was recorded around the shower mixer which could explain the drop in pressure during the pressure test conducted on the main water supply line.

**Recommendation:**

- 1) We recommend that the area around the shower mixer be opened up in order to visually identify the leak and to repair.
- 2) We recommend that the shower base be stripped in order to reinstate the shower waterproofing before reinstalling the tiles

**Please Note: A leak detection investigation is by all means a process of elimination and once a water leak has been found, the identification of any additional leaks would be subject to the repair of the initial leak.**

Photograph	Relevant Description
	<p>Water meter inspection, No movement from:</p> <p><b>Time Start:</b> 11:42      <b>Time End:</b> 11:47</p> <p><b>Read Start:</b> 03632883      <b>Read End:</b> 03632883</p> <p>No movement noted on water meter when all points were closed.</p>
	<p>Pressure test conducted, drop in pressure from:</p> <p><b>Time Start:</b> 12:13      <b>Time End:</b> 5,83 Bar</p> <p><b>Read Start:</b> 12:18      <b>Read End:</b> 4,08 Bar</p> <p>Drop in pressure noted during pressure test conducted on main water supply line.</p>
	<p>Flood and dye tests conducted on shower base and both water and dye loss were recorded</p>
	<p>Thermal offshute recorded with FLIR around shower hot water supply.</p> <p>Overall state of shower base in poor condition, with missing grout and frail and delaminated sealant.</p>