

Leak Detection Report

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Technician

Name	Oliver Schulze 0448 448 858
Date of Inspection	13/06/2023

Inspection Address

Client	
Work Order	N/A
Email	
Address	JARRAH DR ALFREDTON VIC 3350
	 -37.951608,

Construction


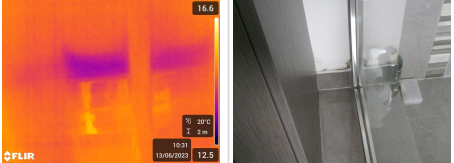


Type	Residential
Description	Brick Veneer
Storeys	Single
Roof	Pitched, Metal
Age	8-15 Years
Occupied	Yes
Condition	Very Good

Photos	
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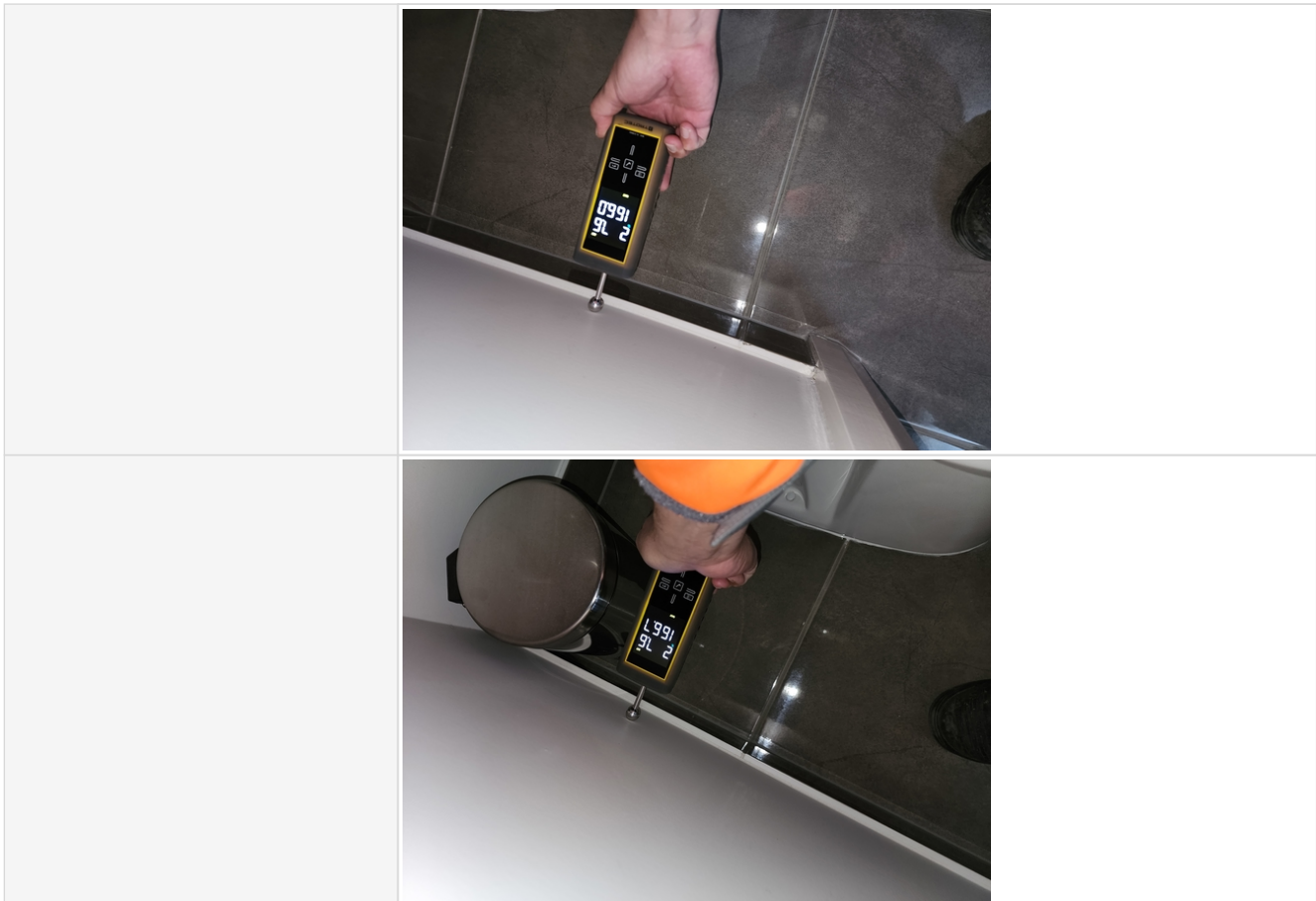
Tools / Method / Equipment

Photos	Yes
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Leak Detection Report

Thermal Imaging	Yes
Comments	Moisture present in separate toilet plaster wall adjacent to shower recess, plaster behind skirting tile between shower screen and vanity, toilet door jamb.
Photos	
	
Moisture Detection	Yes
Comments	Moisture present in all affected wall footings. Note: 0-40 dry, 41-80 damp, 81 and above wet
Photos	
	

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Flood Test	Yes
Water / Dye Test	Yes
Tracer Gas	N/A
CCTV Inspection	N/A

Leak Located

Yes / No / NA	Yes
Static property hot and cold water pipework pressure test (10 minutes) held tight:	Yes
Pass or Fail	Pass

Damage Caused

Location	Ensuite
Description	Water Damage / Mould - Plaster Walls, Ceiling, Cornices & Trims, Water Damage / Mould - Skirting Boards & Architraves
Photos	


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Leak Description

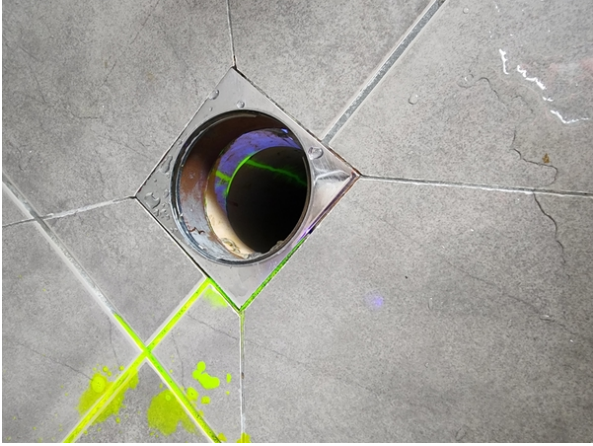
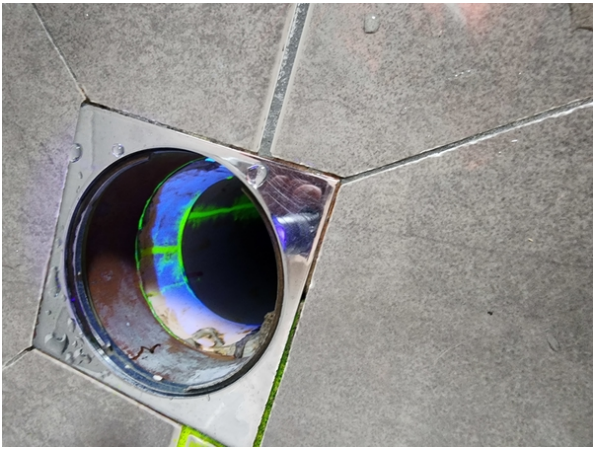
Description	Investigate water damage to door jamb separating ensuite and toilet, plaster on both sides of shower screen uprights.
Leak Active During Inspection	Yes
Weather conditions during inspection?	Overcast
Rain or showers prior to inspection?	24 hours or less
Type of Leak	Bathroom / Shower Leak

Sub-Form



Bathroom & Shower Test Results

Static property hot and cold water pipework pressure test (10 minutes) held tight:	Pass
Pressure test in accordance with AS 3500.1 clause 3.3.4, The maximum inlet pressure is 500kpa:	Yes
Property water service inlet pressure (Kpa):	400
Photo	
Shower/bath breach/tapware static pressure test:	Pass
Puddle flange installed - Tiled recess only	Yes
Puddle flange function	A puddle flange forms a barrier that redirects any water that may penetrate through the structure, ensuring it flows down the pipe and safely drains away.



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<p>Note: Puddle flange failure</p>	<p>Incorrect installation, such as using non-submersible tile adhesive, improper troweling, or failing to waterproof screeds on both sides, can contribute to the failure of a puddle flange in a shower recess. These factors can lead to material breakdown, blockages, and ultimately compromise the functionality of the flange, resulting in leaks and failure.</p> <p>Movement or shifting of the building structure: Over time, buildings can settle, and structures can shift slightly. If the shower recess or surrounding area experiences movement, it can put stress on the puddle flange, causing it to crack or detach and resulting in leaks.</p> <p>Inadequate maintenance: Regular maintenance, including inspections and cleaning, is essential to ensure the proper functioning of a puddle flange. Failure to clean or remove debris from the flange or neglecting to address signs of deterioration can contribute to its failure.</p>
<p>Photos</p>	
	
<p>Shower waste flow & puddle flange test:</p>	<p>Pass</p>
<p>Shower base gradient as per AS 3740 Appendix 3 B3(1:100):</p>	<p>Yes</p>
<p>Tap ware penetrations sealed in accordance with AS 3740 2010 Clause 3.10.1:</p>	<p>Yes</p>

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<p>Photos</p>	
<p>Shower screen spray test as per AS 3740 2010 Clause 3.18:</p>	<p>Yes</p>
<p>Tiled shower base flood test:</p>	<p>Yes</p>
<p>Photo</p>	
<p>Tapware penetrations spray test:</p>	<p>Yes</p>
<p>Location of shower recess:</p>	<p>Ensuite Bathroom</p>
<p>General recess condition:</p>	<p>Good</p>

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Best practise tiling a shower recess	<p>Day One</p> <p>Prepare the shower recess: Ensure the shower recess is clean, dry, and properly waterproofed. Check that the substrate is solid, level, and free of any cracks or damage. Measure the shower recess and plan the layout of the tiles.</p> <p>Tile the floor first: Use a notched trowel to apply a suitable tile adhesive to the floor surface. Apply the adhesive in small sections to prevent it from drying out before you can place the tiles. Press each tile firmly into the adhesive, using a slight twisting motion to ensure good adhesion. Use a tile cutter or wet saw to cut tiles as needed to fit around edges, corners, and fixtures.</p> <p>Allow adhesive to cure: Follow the manufacturer's instructions for the adhesive's curing time. This typically takes 24 to 48 hours. Avoid applying excessive pressure or water during this time.</p> <p>Day Two</p> <p>Grout the floor tiles: Once the adhesive is fully cured (typically between 24 to 48 hours), use a rubber grout float to apply grout between the tiles. Press the grout into the gaps, ensuring they are filled completely. Wipe off any excess grout with a damp sponge.</p> <p>Day Three</p> <p>Seal the grout: After the grout has dried for a recommended period (usually 24 to 72 hours), apply a grout sealer to protect it from stains and moisture. Follow the sealer manufacturer's instructions for application.</p> <p>Day Four</p> <p>Repeat the same process tiling the walls.</p>
Tile grout condition:	Average
Photos	
	

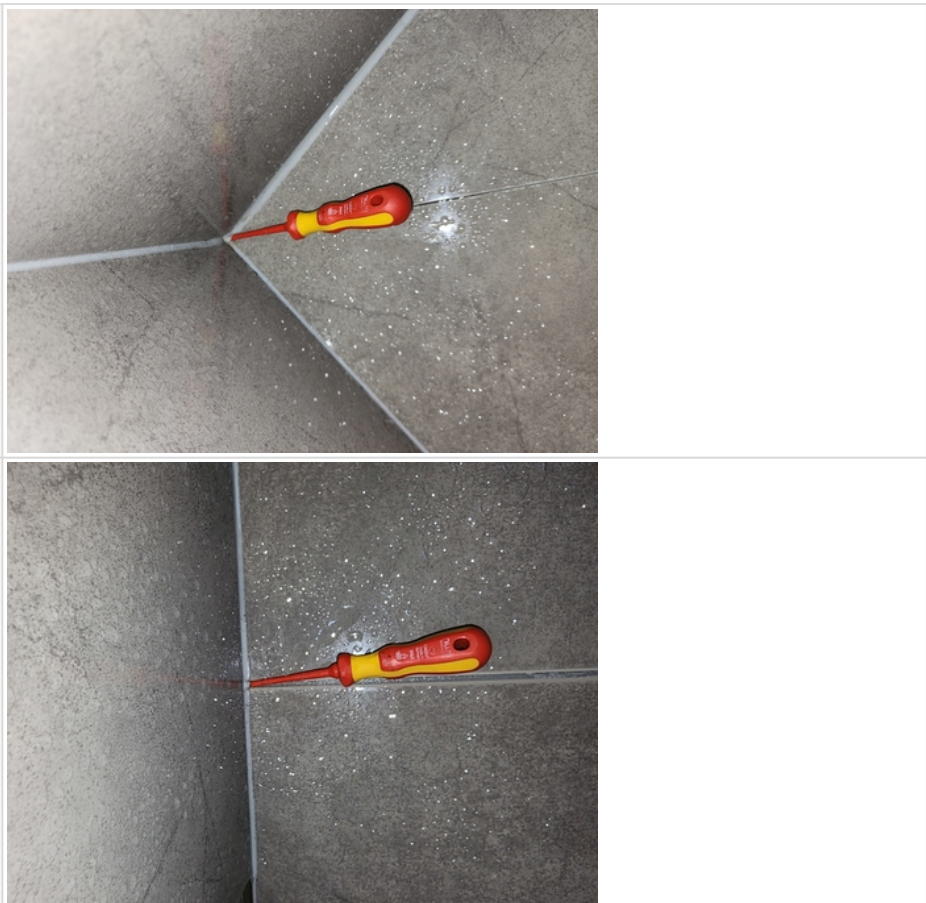
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Caulking condition:

Average

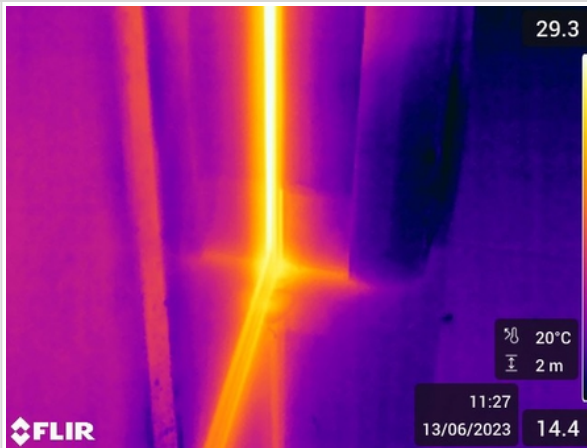
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<p>Photos</p>	
<p>Shower recess spray test:</p>	<p>Fail</p>
<p>Shower screen installed per AS 3740 2010 3.18:</p>	<p>No</p>
<p>Water stop preventing water escape from the room doorway per AS 3740 2010 Clause 3.9.1.2:</p>	<p>No</p>
<p>Waterproof membrane sound preventing adjoining room damages per AS 3740 2010 A3.5:</p>	<p>Yes</p>
<p>Test toilet waste & cistern?</p>	<p>Pass</p>
<p>Test vanity waste, hot/cold supply, taps/mixer/stop taps?</p>	<p>Pass</p>
<p>Cause of Damage</p>	<p>Installation defect, Age wear and tear, Refer to conclusion</p>

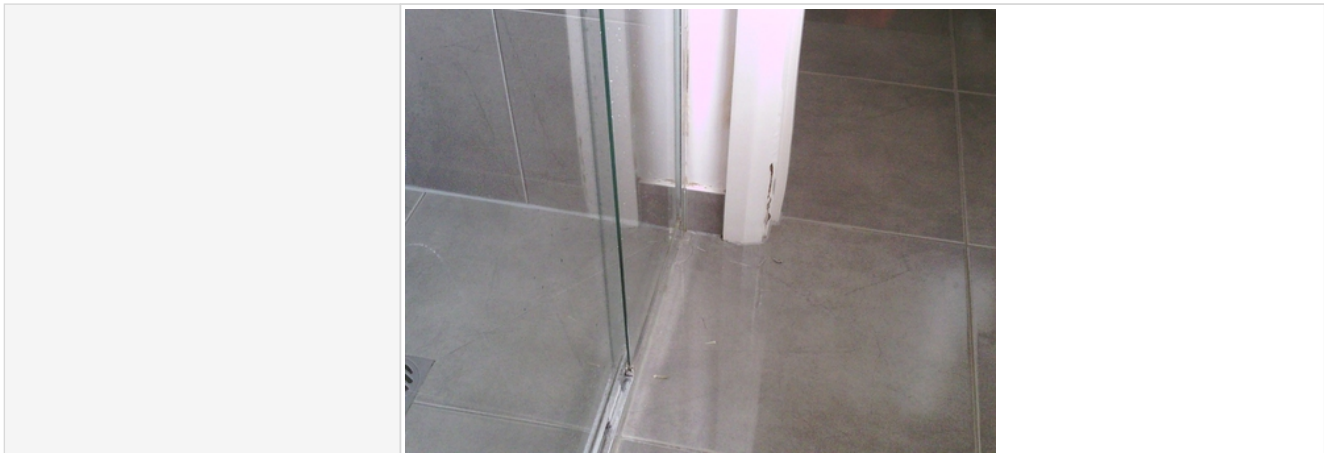
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Conclusion	<p>The cause of the water damage is due to incorrect shower screen installation. Placing the semi-frameless screen on top of the grout line and sealing the inner sill with silicone prevents proper drainage, causing pooling water. Over time, this will deteriorate the grout below the shower screen sill, allowing water to ingress below the tile and skirting outside the shower.</p> <p>Furthermore, the presence of grout fractures in the tile junctions around the footing of the recess also contributes to water ingress below the tiles. The absence of floor tiles under the vanity can lead to water damage in that area as well.</p> <p>Testing the upright of the shower screen using warm water and reviewing the thermal image reveals that water is visibly traveling behind the skirting tile and exiting below the sill of the screen.</p> <p>To resolve these issues, it is recommended to address the incorrect shower screen installation by properly adjusting the screen and ensuring proper drainage. Repairing or replacing the damaged grout.</p>
Photos	
	

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Documents / Links

Photos - Google Folder Link (copy & paste into browser)	https://photos.app.
Please Review Us on Google	https://g.page/1300findleak-com/review?rc
Watch Why Waterproofing Fails.	https://youtu.be/bEfHJDho4XE
Australian Standards - Waterproofing	Click to Download
Technical Information - Boral Roof Tiles	Click to Download
Technical Information - Bluescope Roofing	Click to Download

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Technician Signature	Oliver Schulze
Oliver Schulze	
Final Comments	Please let me know if you have any questions.