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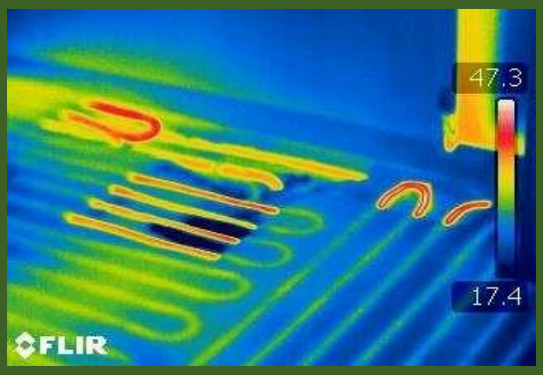
Leakage Detection Survey Report

Report Ref: LD2901



Report Prepared by: Damien Boyd

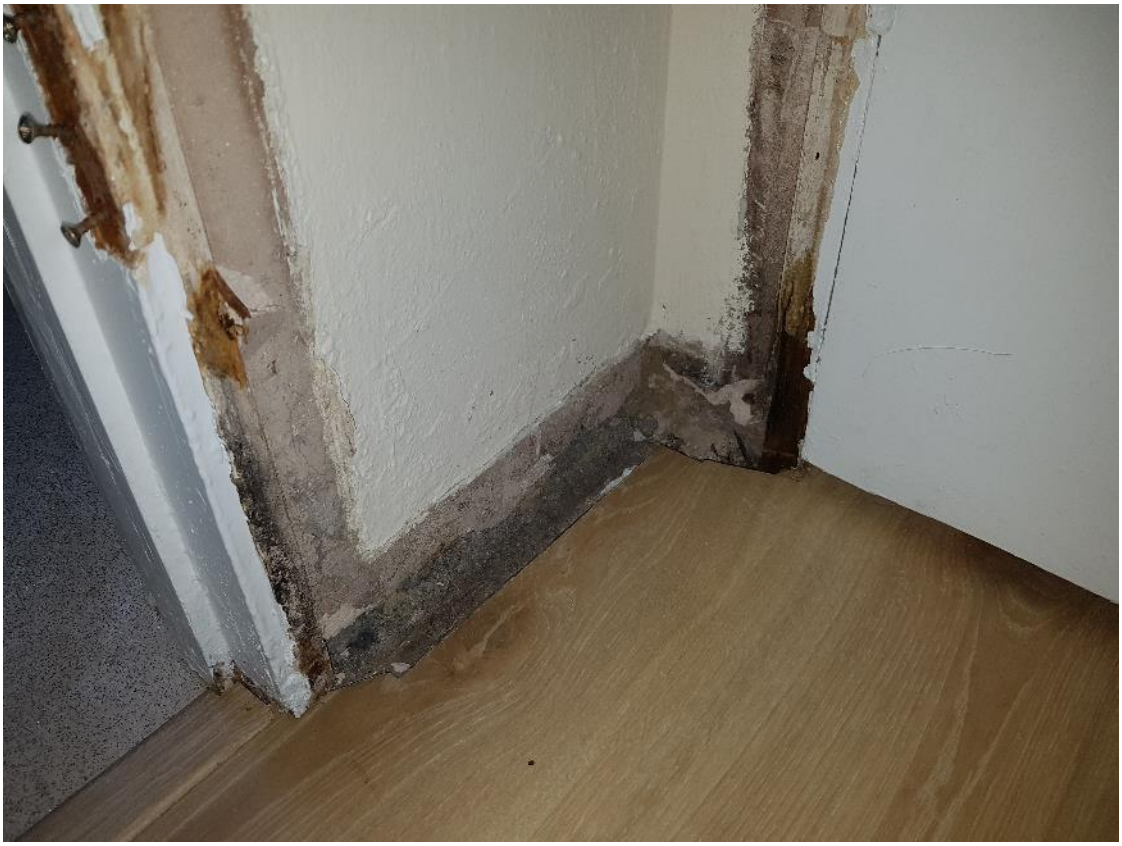
Instruction Date: 25th July
Client: WBC
Site Address: 94 Ashridge Road, Wokingham, Berkshire, RG40 1PH

Brief Description of Instruction:
Reports of water damage to the wall of the hallway and suspected leak to be the cause.

Survey	
Buildings Surveyed:	94 Ashridge Road, no access to flat above as occupier had left
Equipment Used:	Moisture meter, thermal imaging camera, salts sampling, tracer gas testing and visual survey.
Findings:	1. Attending the property, we identified the affected wall of the hallway, damage was noted to the lower wall level. Moisture readings taken from the affected wall identified readings of Lower wall: 30.9%WME and 31.7%WME in depth (10mm) Mid wall: 71.1%WME and 8.0%WME in depth (10mm) High level: 100%WME and 8.1%WME in depth (10mm) 1. A thermal imaging survey was undertaken to the affected walls and floors of the hallway bathroom, this identified no thermal anomalies that would suggest a leak was present. 2. An inspection of the combination boiler in the bedroom we found that the heating pipework was surface mounted through-out the property. The boilers heating pressure was stable at 1.25 bar. No visible leaks were identified to the surface mounted pipework within the property. 3. We next inspected the airing cupboard where we noted the incoming main supply was entering the property, an inspection of the external water meter chamber found that no water meter was installed. 4. We next isolated the external stop tap and connected our tracer gas to the cold supply within the cupboard. Tracer gas was entered into the pipework at a rate of 2.0 bar the water was purged through the bath taps and the pipework was pressurised. 5. After around 2 hours had passed, we found that no pressure loss had occurred whilst testing the pipework (both hot and cold was tested at the same time), we found no evidence of tracer gas escaping from anywhere within the property. 6. An on-site salts sample was taken from the affected wall at low level, this tested negative for chlorides and negative for nitrates, the second salts sample that was taken from higher up the wall tested positive for chlorides and negative for nitrates. We suspect that an issue may have occurred from the property above. We tried to gain entry to the property however nobody was home when we knocked.
Leak Identification:	No leaks identified

Photographs and Description:

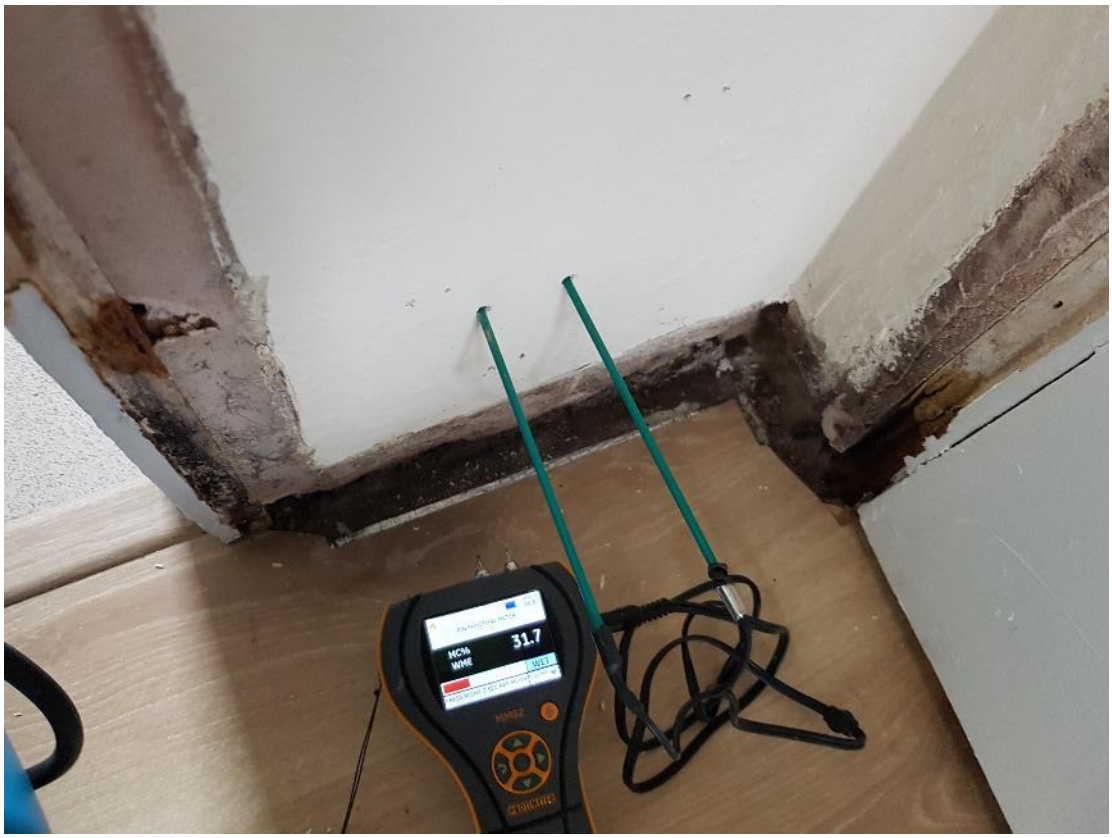
Affected area of the hallway



Heating pressure stable

Moisture readings

In depth readings



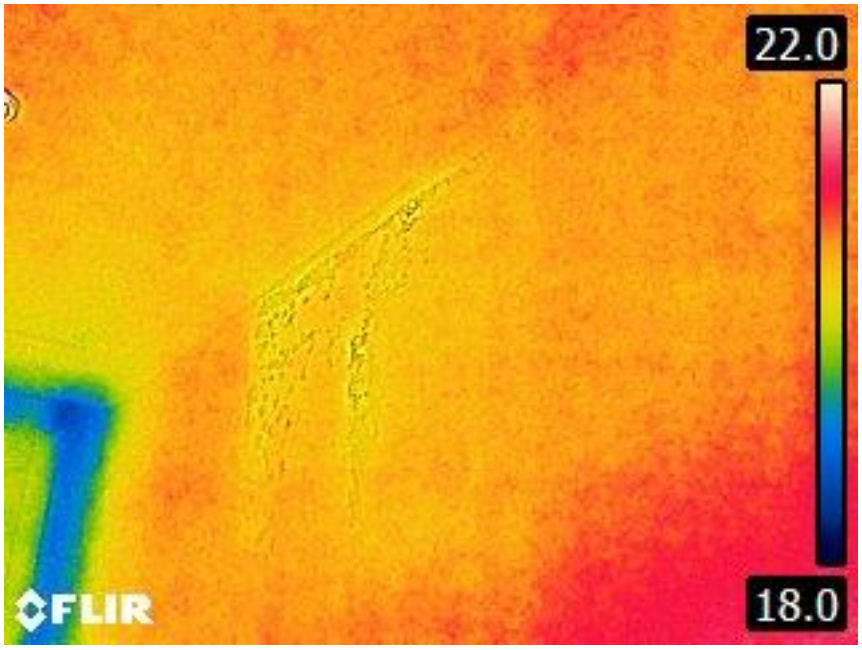
Mid-level

In depth readings

High level

In depth readings

Thermal imaging

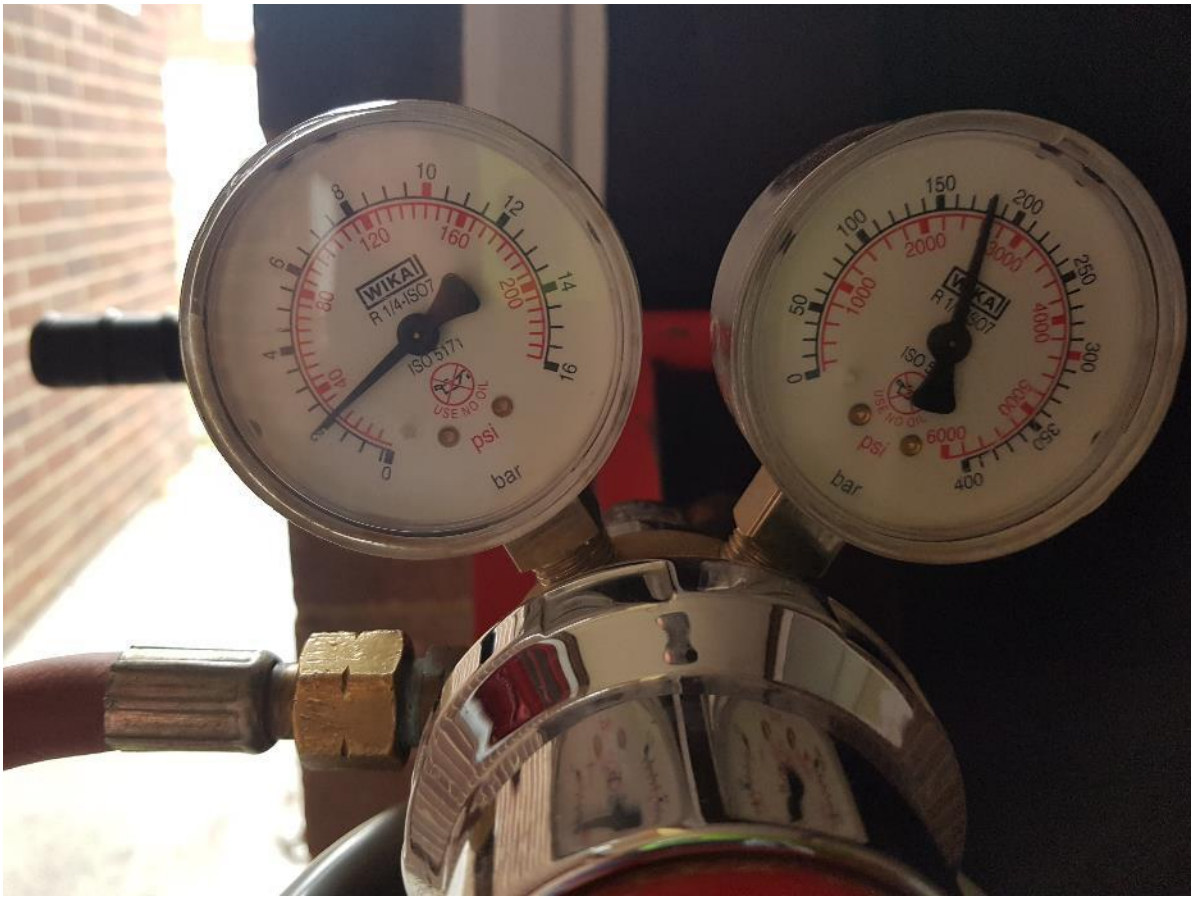


No water meters

Incoming supply here

Tracer gas inserted here

Tracer gas used



Searching for tracer gas

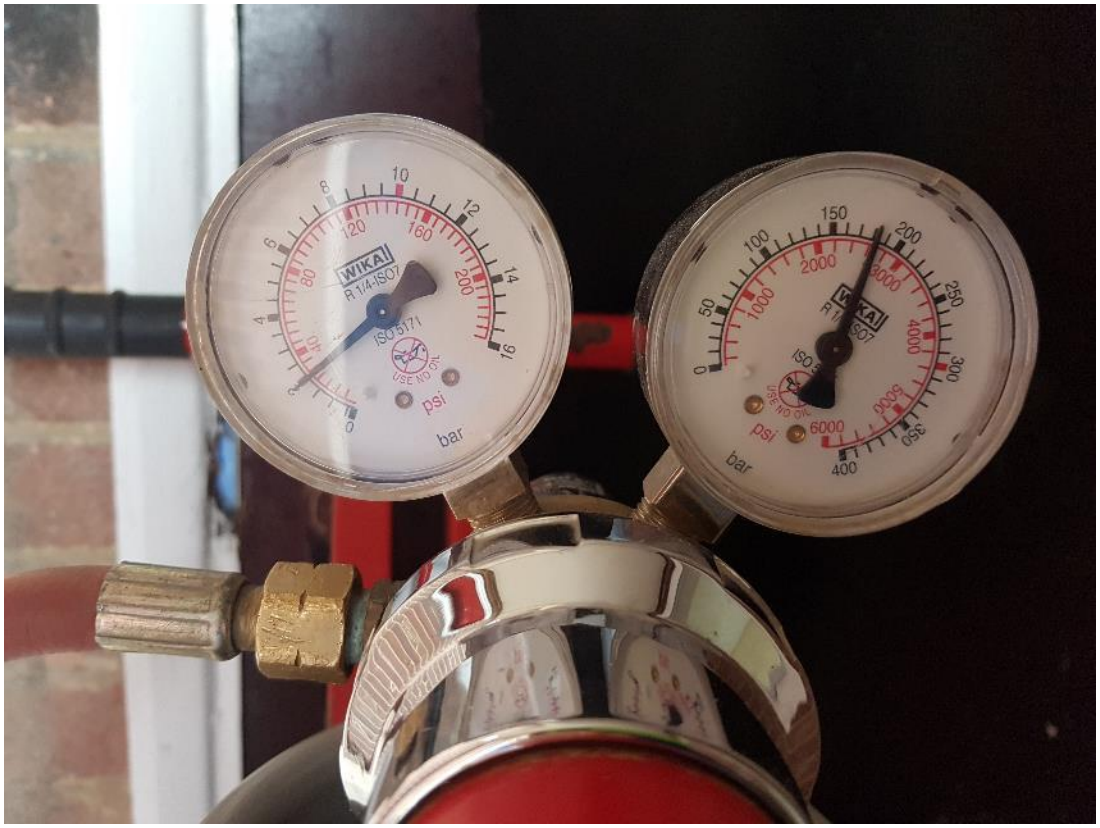
No tracer gas found

As above

No tracer gas found

No tracer gas found escaping

No pressure loss identified



Salts sample at low level

Salts sample results at high level

External view

No answer at property above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Recommendations

Recommendations/Repairs undertaken / Photos / Breakdown of costs/ Repairs required:

(1) Drying focused on the one area of the doorway.
(2) Access to the flat above was offered by the home occupier however when we attended nobody answered the door, an inspection within this property should be undertaken.

31 August 2019 - UPDATE
Following the above survey we managed to access the property above and found that there was water escape when the shower is used in the flat above.

Drying equipment installed and drying is ongoining