



Case study: Failed shower sealant:



MC Leak Detection has attended the property to carry out a leak detection survey

Findings

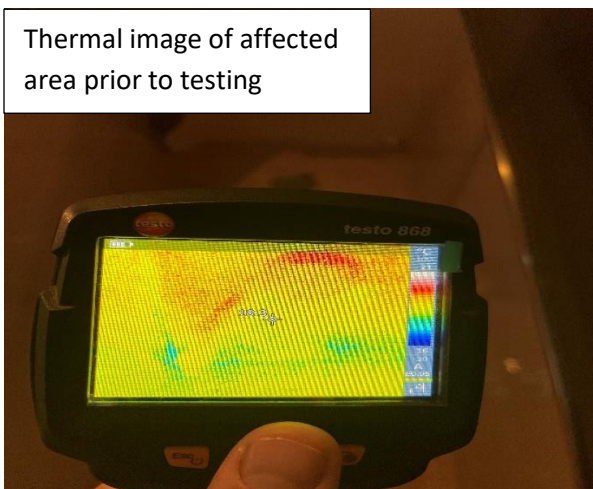
The property owner recently noticed water damage to the ceiling above the shower in the main bathroom on the ground floor. The affected area is below the en suite shower. A visual inspection of the en suite shower found the seals/grouting to be in poor condition.



Affected area in bathroom



Raised surface moisture readings on ceiling



Thermal image of affected area prior to testing



Thermal image of affected area

Findings

We dye tested the en suite shower waste and found no leaks on the waste pipe. A flood test of the shower wall/tray seals, found an immediate escape of water. After only a couple of minutes of flood testing, we found water emerge in the affected area of the ceiling below. It became clear the damage is wear and tear due to worn sealant within the en suite shower.



Findings

Water is escaping through failed sealant/grouting in the en suite shower, quickly progressing to the ceiling of the main bathroom below.





Recommendations

MC Leak Detection has concluded, the cause of damage to the bathroom ceiling is related to wear and tear on the seals/grouting in the en suite shower directly above.

We suggest the following further works at the property.

- **The en suite shower wall tiles should be removed and regouted.**
- **The shower tray/screen should be resealed.**
- **When the above have been undertaken, the affected area below should be reinstated.**