



Case study: Thermal imaging:



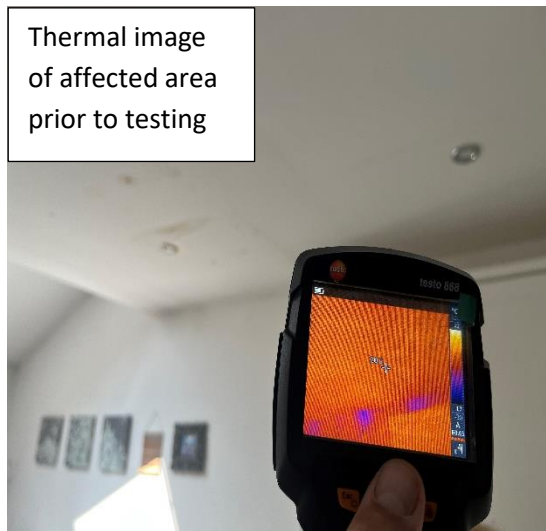
MC Leak Detection has attended the property to carry out a leak detection survey

Findings

The property owner advised of a continual issue below the shower that is affecting the lounge ceiling in the extension. They have resealed the shower however, the issue is still ongoing. When we arrived, we found water staining to the lounge wall and water damage to the floor tiles outside of the shower cubicle. The damage seemed consistent with sealant failure.



Affected area below shower



Thermal image of affected area prior to testing



Wet moisture readings on affected ceiling



Visible damage to floor outside of shower

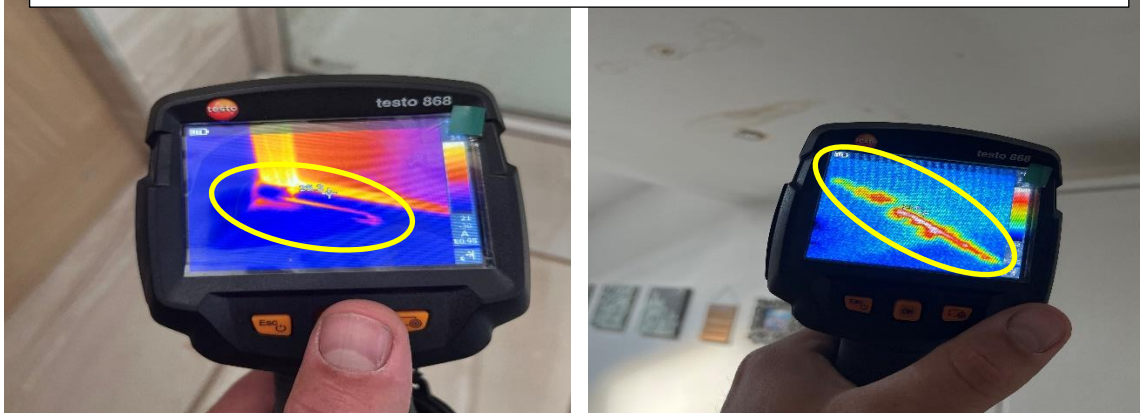
Findings

We tested the shower waste and found no change in the thermal image of the affected area. A flood test of the shower seals found water immediately escaping through to the affected area of bathroom floor and then onto the ceiling below. It was clear the damage has been caused by failed sealant.

We flow tested the shower waste with hot water and found no change in the thermal image of the affected area below the shower to the extension lounge ceiling



We flood tested the shower seals and found water immediately escaping through the suspect corner of the shower. Water then emerged in the affected area of ceiling below





Recommendations

MC Leak Detection has concluded, the water damage to the property is related to a long-term failed sealant issue. The homeowner recently sealed the shower, so we are unable to comment on the condition of the previous seal. The floor below the shower is likely to be in poor condition due to sustained water ingress over a long period. This is evident to some of the floor tiles outside of the shower where they have cracked in several places. Given the likely condition of the floor below the shower, merely resealing the shower will not rectify the issue in our opinion. The shower tray and floor tiles will need to be removed to enable a thorough inspection of the timber floor beneath which may need to be replaced to ensure the shower is watertight going forward.

We suggest the following further works at the property.

- **Shower tray and floor tiles to be removed to enable inspection of timber structure beneath.**
- **A BDMA qualified drying technician should attend to carry out a survey.**
- **Once necessary strip outs and drying are complete, the shower area can be reinstated, and the affected area below redecorated.**