

## Bathroom Leak Detection Report

### Customer Details

**Customer name:** Example report  
**Work order:** JOB-101  
**Site address:** 1234 Smith St Smithville  
**Site contact:** J Smith  
**Date of inspection:** 13/2/2025



[1]

**Scope of works:**

Carry out leak detection on property. Insured has reported water damage to the main bathroom.

**Property Details**

Property type	Domestic
Height:	Single
Construction:	timber
Approximate age of bathroom (years):	15-20 <input type="checkbox"/> Unconfirmed

**Damage Details**

Leak detected:	Yes
Location of leak:	Shower screen Toilet - recently repaired
Location of damage:	Ensuite floor
The extent of damage:	Water damage timber floor - 1sqm
Estimated time that the damage has been present for:	Long term exceeding 1 year

**Inspection Report**

Upon arrival, the site contact indicated the ensuite as the area of concern.

The site contact pointed out water damage to the timber flooring below the ensuite via access from a storage area under the house.

It was also advised that a leak to the toilet was recently repaired.

A leak detection to the ensuite has identified a leaking shower screen and cracked floor tiles adjacent to either corner of the shower recess.

The water damage is consistent with a leaking shower screen and cracked floor tiles allowing water into the timber flooring below.

A leaking toilet that has been previously repaired may also be a contributing factor to the water damage.

All other testing to the ensuite has passed.

A pressure test to the main water supply was inconclusive during today's attendance as the water main did not fully isolate to carry out the correct test, however, the damage is not consistent with a leak from the water main.

**Plumbing maintenance/compliance repairs required to prevent further damages.**

N/A

**Non-plumbing trade recommendations to prevent/repair damages.**

A builder is to be engaged to determine the best repair method for the cause of the leak to the shower screen and floor tiles and the damage

**Compliance defects unrelated to damages.**

N/A

**Maintenance concerns unrelated to damages.**

Aged tile grout and caulking to the shower recess

**True Blue Plumbing have the ability to undertake the repairs/work as required/recommended above:**

N/A

**Assessment Statement & Test Results:**

Static property hot and cold water pipework pressure test (5 minutes) held tight	<b>N/A</b>
Static property non potable (re-cycled/rainwater) water pipework pressure test (10 minutes) held tight	<b>N/A</b>
Pressure test in accordance with AS 3500.1 clause 3.3.4, The maximum inlet pressure is 500kpa	Yes
General recess condition	Aged
Shower breach/tapware static pressure test	<b>Pass</b>
Shower waste flow test	<b>Pass</b>
Shower base flood test	<b>Pass</b>
Tapware penetrations spray test	<b>Pass</b>
Tile grout condition	Aged
Caulking condition	Aged
Shower recess spray test	<b>Pass</b>
	<p><b>If fail, reason for failure:</b></p> <p>Deteriorated grout <input type="checkbox"/>      Deteriorated caulking <input type="checkbox"/></p> <p>Cracked wall tile <input type="checkbox"/>      Other (Refer to conclusion) <input type="checkbox"/></p>
Shower screen spray test	<b>FAIL</b>
Shower screen leaks at:	<p>N/A <input type="checkbox"/>      Base/screen/wall junction <input type="checkbox"/></p> <p>Doorway frame <input checked="" type="checkbox"/>      Floor level <input type="checkbox"/></p> <p>Other (Refer to conclusion) <input type="checkbox"/></p>
Shower screen leaks due to:	<p>N/A <input type="checkbox"/>      Deteriorated caulking <input type="checkbox"/></p> <p>Wall - floor/screen junction seal <input type="checkbox"/>      Glass/frame seal <input type="checkbox"/></p> <p>Screen frame fixing penetration <input type="checkbox"/>      Frame wall fixing <input type="checkbox"/></p> <p>Other (Refer to conclusion) <input type="checkbox"/></p>
Basin waste flow test	<b>Pass</b>
Bath breach/tapware static pressure test	<b>Pass</b>
Bath breach thermal inspection	<b>Pass</b>
Bath waste flow test	<b>Pass</b>
Bath plug and waste flood test	<b>Pass</b>

Leaks identified during the toilet flush/usage test (flushed at least 5 times)	Yes
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**Cause of Damage**

Installation defect <input type="checkbox"/>	Age wear and tear <input checked="" type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Fixture defect <input type="checkbox"/>
Sudden escape e.g. burst/over flow <input type="checkbox"/>	Weather event e.g. storm/wind <input type="checkbox"/>	Spillage <input type="checkbox"/>	Vandalism <input type="checkbox"/>
Vermin <input type="checkbox"/>	Impact <input type="checkbox"/>	Slow leak on pipe <input type="checkbox"/>	Pipe break/leak <input type="checkbox"/>
Other (refer to report) <input type="checkbox"/>	No visible damages <input type="checkbox"/>	Unconfirmed <input type="checkbox"/>	

***Waterproof membrane manufacturer product warranty is 10 years if installed as per their instructions. Failure of a membrane before this time is most likely due to incorrect installation.***

**NOTE:**

Buildings constructed prior to 1990 do not need to comply with AS 3500.1


Buildings constructed prior to 2010 do not need to comply with AS 3740

Any alterations or replacements after the above years must comply with the current standards

**Disclaimer:** This report should not be solely relied upon for the purpose of the assessment of any or all aspects of the building condition and/or repairs required. Photos supplied along with this report form part of the description and should be used as a point of reference when considering further actions.

AS 3740 2010 Domestic Waterproofing Standards only applies to buildings/renovations constructed after 2010 .

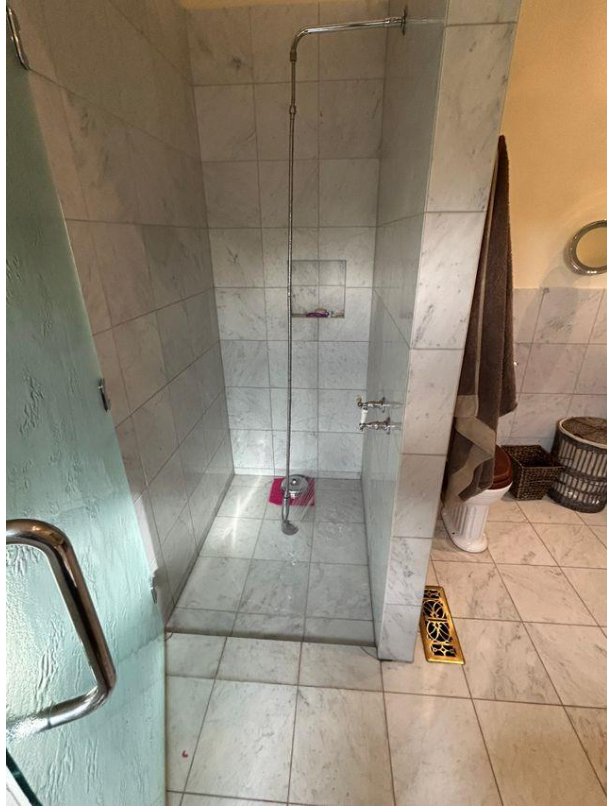
**Plumber Details**

Plumber Name & Date:	Jason [REDACTED] 13/2/2025
Lic/Reg No:	[REDACTED] 123456
Signed:	

## Photos



Ensuite overview



Shower recess overview

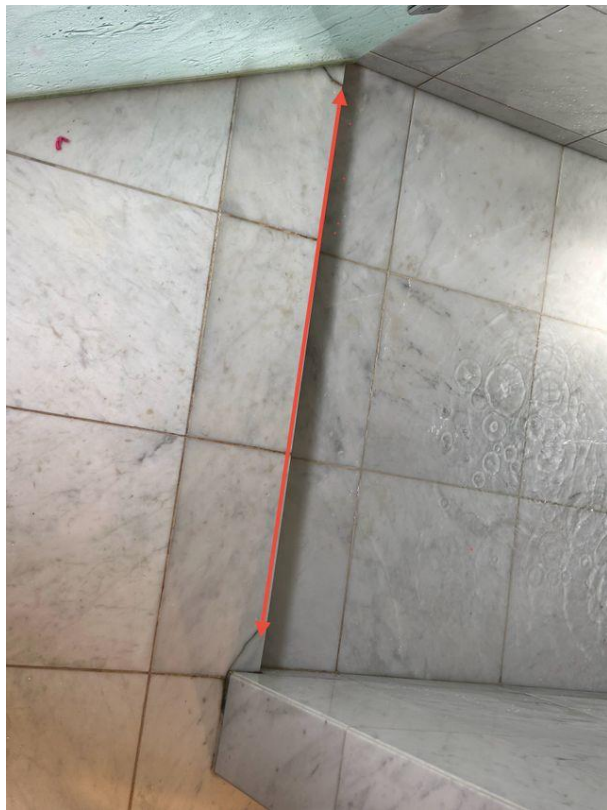


Damages below the shower recess

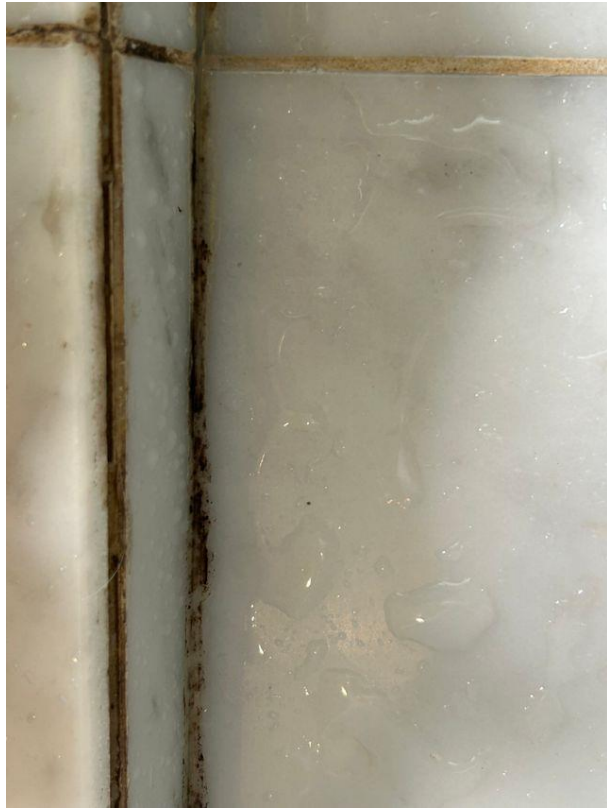




Leaking shower screen identified with thermal imaging



Cracked tiles adjacent to the shower screen and shower recess



Age caulking and grout to the tiled shower recess



Mains water and did not isolate during our attendance



Attempted pressure test to the mains water supply in conclusive result



Process test to the shower breach has passed



Testing to the toilet has passed



Testing to the vanities have passed



Testing to the bath has passed