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## LEAK INVESTIGATIONS

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A leak investigation is a tailored rule of testing to locate and identify the cause or causes of a leak or leaks. It is vital that each leak is acknowledged, understood and correlated to the building as well as the prevailing weather conditions. Good information can significantly reduce the duration of the investigations as it can provide pointers to the cause or causes.

The methods arranged to investigate the leaks may comprise one or a combination of invasive and non-invasive tests. However, essentially the investigations are non-invasive and non-destructive.

Summary:

**Moisture Mapping:** a 'map' of the internal finishes is obtained as high moisture levels can provide indicators as to the point of entry.

**Electronic Leak Testing:** Potential leaks in the waterproofing can be identified. Used in unification with simulated rainfall testing their contribution to the leak can be carried out.

**Flood Testing:** used to tell if water penetration through covered or inaccessible areas of the waterproofing is triggering or contributing to the leak.

**Ultrasound:** inaudible to the human ear ultrasound can pass through air gaps, which may translate to water leaks.

**Simulated Rainfall Testing:** spraying water at numerous intensities onto components of the building can identify water leaks through them. A coloured tracer can be used to help to pin-point exactly where to water is coming through.

**Thermal Imaging:** a prevailing non-invasive imaging technique that can locate air and water leakage into a building enabling leak pathways to be found.

**Intrusive Inspection:** Examination within cavities using endoscopes can identify the condition there in and water leaks that would not otherwise be viewable.

**Visual Inspection:** Visual inspection of particular items that have been tested and shown to be leaking will identify those that are also susceptible to leaking.

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