

# Leak Location Report

## REPORT FOR:

**Property Address** 16 Aaran Close Endeavour Hills VIC 3802

**Brand** Allianz Australia Insurance Limited

**Claim No.** 6210287371

## PREPARED BY:

**Builder** Ambrose Construct Group Pty Ltd

**Ambrose Job - PO No.** 20067240

## Inspection Details

Inspected By: Arron

Inspection Date : December 4, 2023

Inspection Time: 10:30AM

Insured Present:  Yes  
 No

If Yes - Name: James Dobbin & Deirdre Dobbin

Property Type: Dwelling

Height: Single Storey

Construction: Brick Veneer

Age: 35  
( in years )

Condition of Property on Arrival: Good

Details and Circumstances Surrounding Loss: Mould growth and cracks throughout the property.

Scope of Services Provided: Leak Detection to the bathroom.

Client Discussion: \* The insured advised of a previous flooding that caused damage throughout the property and previous roof damage where ceilings collapsed.  
\* The insured advised that after repairs were done, mould developed throughout the property.

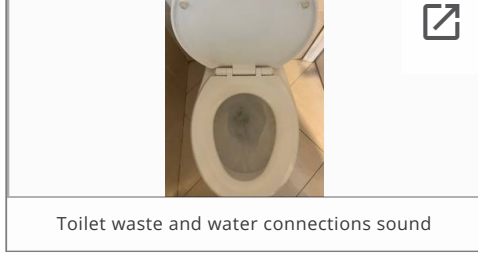
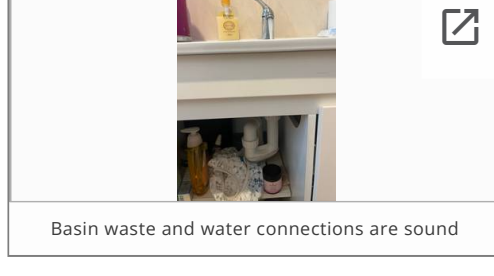
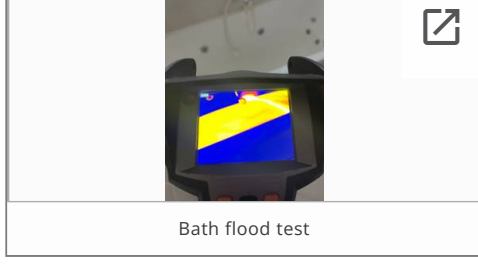
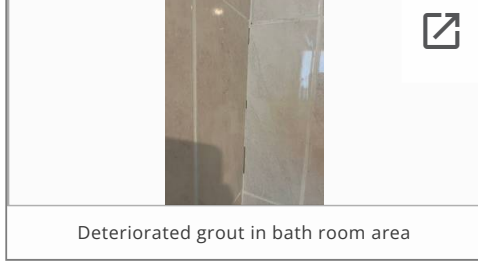
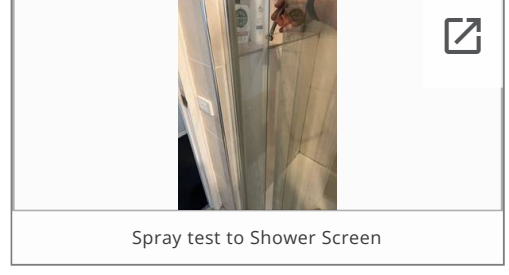
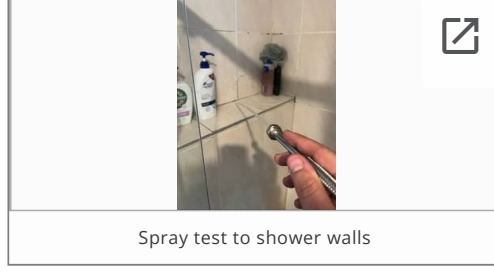
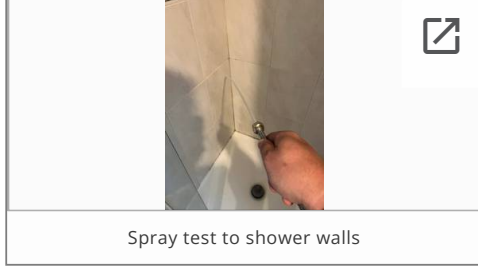
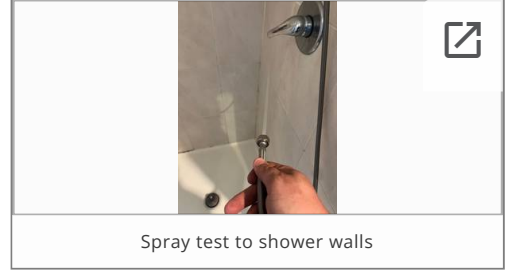
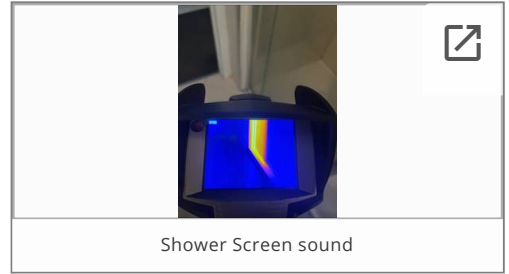
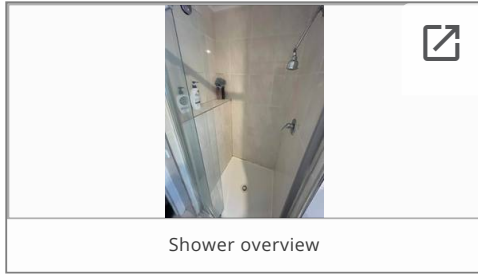
## Checklist

Pressure Test:  Pass  
 Fail

Inbound Property Pressure (measured in Kpa):	700
Pressure test comments:	Passed
Is there any exposed copper piping in the home?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Bathroom:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the location contain flexi hoses?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Shower breach pressure test?:	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Cold water line pressure?:	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Hot water line pressure test?:	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Is leak from fibrous body washer?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is leak from spindle O' ring?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the silicon seal at the wall to spindle junction in good condition?:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bath breach pressure test?:	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Flood test to shower base?:	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Spray test to shower wall tiles?:	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A

Spray test to shower screen?:	<input checked="" type="checkbox"/> Pass
	<input type="checkbox"/> Fail
	<input type="checkbox"/> N/A
Inspection of shower waste pipe?:	<input checked="" type="checkbox"/> Pass
	<input type="checkbox"/> Fail
	<input type="checkbox"/> N/A
Inspection of bath waste pipe?:	<input checked="" type="checkbox"/> Pass
	<input type="checkbox"/> Fail
	<input type="checkbox"/> N/A
Inspection of vanity waste pipe?:	<input checked="" type="checkbox"/> Pass
	<input type="checkbox"/> Fail
	<input type="checkbox"/> N/A
Grouting Condition of the Shower area:	<input type="checkbox"/> Excellent
	<input type="checkbox"/> Good
	<input checked="" type="checkbox"/> Poor
	<input type="checkbox"/> Disrepair
Condition of Silicone Seal:	<input type="checkbox"/> Excellent
	<input type="checkbox"/> Good
	<input checked="" type="checkbox"/> Poor
	<input type="checkbox"/> Disrepair
Thermal Imaging carried out:	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No
	<input type="checkbox"/> N/A

Upload Photos:



Ensuite:  Yes  
 No

Powder Room:  Yes  
 No

Kitchen:	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No
Laundry:	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No
Toilet:	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No
Pressure test:	<input checked="" type="checkbox"/> Pass
	<input type="checkbox"/> Fail
Is the pan collar leaking?:	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No
Is the cistern leaking?:	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No
Is flush pipe leaking?:	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No
Is the pan leaking?:	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No
Is the wall tap leaking?:	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No
Hydronic heating:	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No

### Location / Cause of Leak

Was the cause of the leak found?:

Yes

No

Description of the cause of the leak: No leaks detected within bathroom.

Are Invasive works required?:

Yes

No

N/A

Could invasive works be carried out through the dry side of the wall?:

Yes

No

N/A

Describe invasive works carried out to locate the cause of leak:

Has the leak been fixed?:  Yes  
 No

Work required to fix the leak:

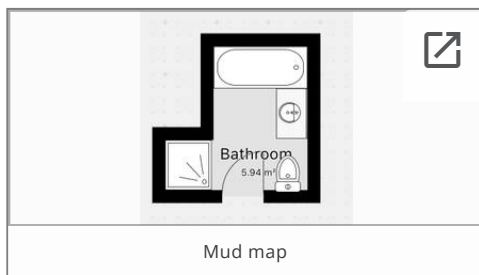
Brief detail of the damage caused by escape of liquid (provide in dot point): Cracks throughout the property and mould growth in multiple areas.

Plumbers Observations:

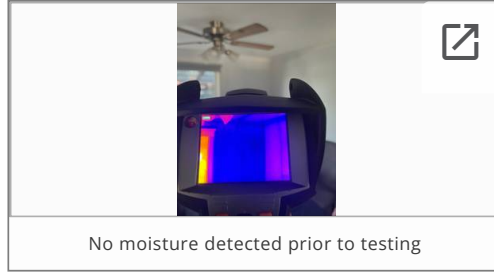
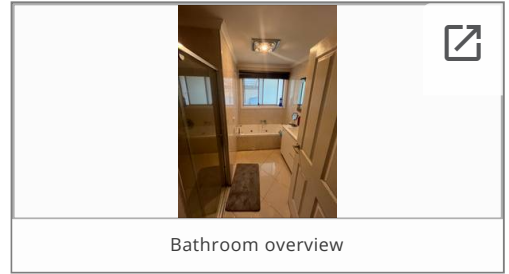
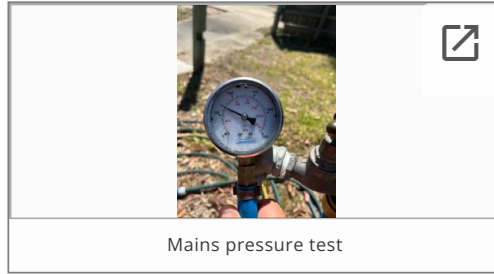
- \* Attended the property to conduct a leak detection to the bathroom and report.
- \* The insured advise of a previous ceiling collapsed due to a roof leak and flooding event that occurred separately however, after roof leak ceiling was repaired and mould growth has been seen growing throughout multiple areas within the property. After a flooding event, crack started to develop throughout property.
- \* Conducted mains pressure test, pass.
  
- \* Conducted a leak detection to the bathroom and found:
  - Basin waste and water connections are sound.
  - Toilet waste and water connections are sound.
  - Bath waste and water connections are sound.
  - Bath flood test, pass.
  - Initial inspection of shower found deteriorated grout throughout the shower walls.
  - Shower mixer pressure test, pass.
  - Shower base flood test, pass.
  - Spray test to shower walls and penetrations, pass.
  - Spray test to Shower Screen, pass
  - No leaks or moisture detected in walls surrounding bathroom after testing confirmed with thermal imaging
  
- \* Conclusion:  
Based on the evidence collection on site, we can confirm the bathroom is not contributing to mould growth or movement within the property as no leaks were found during time of inspection.

## Images

Mud Map Images:



Related Images / Videos:



Date Submitted: 04 Dec 2023 14:04 UTC+10

**Ambrose Construct Group Pty Ltd**

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