

See Standard Operating Procedures on page 3 for correct testing procedure.

Property details

Property address

State Postcode

MITM No.

Date of Test / /

Tester's Name

Tester's mobile number

Were Photos Taken? Yes ☐ No ☐

Bathroom ☐

Ensuite ☐

Hobbed ☐

Hobless ☐

Flood test Commenced at am/pm

Flood test Finished at am/pm

General	Testing method application and Maintenance	YES	NO	Action taken or NOTES
1.1	Checked shower screen for leaks and sealed	☐	☐	
1.2	Conducted visual inspection Visual damage noted. E.g. walls, carpet, skirtings / architraves, ceilings below, cupboards etc	☐	☐	
1.3	Tenant's comments (if applicable)	☐	☐	
1.5	Were the shower spindles or mixer cartridge sealed at <u>initial</u> inspection.	☐	☐	
1.6	Wall spindles , checked and replaced washers, "O"-rings and body washers. Sealed spindles/cartridge on completion of maintenance as per SOP	☐	☐	
1.7	Sealed around tap spindles. New silicone seal after spindle maintenance completed.	☐	☐	
1.8	Pressure test - held for 10 minutes minimum.	☐	☐	
Hobless	Shower Test	YES	NO	Action taken or NOTES
2.1	Flood test completed for minimum of 30 minutes or ceased on signs of leakage.	☐	☐	
2.2	Checked for dripping sounds in floorspace. (2 storey bathrooms) Did any water show at the ensuite or bathroom doorway or anywhere else outside of the screened shower? If there is water damage is evident anywhere, even if no leaks presented during testing – Proceed to Stage 2.	☐	☐	
2.3	Checked shower screen for leaks and sealed	☐	☐	

Hobbed	Shower Test	YES	NO	Action taken or NOTES
3.1	Filled the shower to depth of 15mm below the top of the hob to test the shower base waterproofing flood height..	☐	☐	
3.2	Flood test was conducted for a <u>minimum</u> of 30 minutes or ceased on signs of leakage.	☐	☐	
3.3	Did any water show at the ensuite or bathroom doorway or anywhere else outside of the screened shower? If there is water damage is evident anywhere, even if no leaks presented during testing – Proceed to Stage 2.	☐	☐	
3.4	Checked shower screen for leaks and sealed	☐	☐	
STAGE 2	Additional 30 minutes Testing - Minimum	YES	NO	Action taken or NOTES
4.1	Hobbed and Hobless showers Stage 2 – Complete this section if there is evidence of water damage anywhere in the wet area or outside the wet area in adjoining areas and no leaks show at end of Stage 1			
4.2	Left the shower water level at same level 15mm below top of hob (hobbed) OR no more than 5mm deep (hobless) and monitored. Topped up to original water level if it drops.	☐	☐	
4.3	Did any water show at the ensuite or bathroom doorway or anywhere else outside of the screened shower?	☐	☐	
4.4	Flood test was conducted for an additional minimum of 30 minutes	☐	☐	
4.5	During 2nd stage Flood test. Checked for dripping sounds in floor space – (2 storey bathrooms)	☐	☐	
4.6	Checked shower screen for leaks and sealed	☐	☐	
5.1	General comments only – Provide comments on suspected causes. Do NOT include any comments about shower needing to be sealed unless it relates to a requirement to seal the shower screen.			

Standard Operating Procedure – Testing Shower Leaks For Plumbers

PURPOSE

The purpose of testing showers and reporting is to perform minor maintenance while on site and to eliminate the possible causes of a potential shower leak. This provides accurate data to DHA to enable the correct maintenance work to be raised. It is also used to minimise the inconvenience to tenants for multiple trips that are unnecessary, as all the minor maintenance will be conducted on the first, and perhaps only, visit.

TESTING PROCEDURE

1. Conduct a complete visual inspection of the shower area and the surrounds for any indications of a possible shower leak, prior to conducting any testing or maintenance. This would include noting any damp patches on the bathroom floor outside the shower, mouldy patches to walls outside the shower in adjoining rooms, adjoining cupboards, water stains to floor coverings at bathroom or ensuite entries, including carpet, (pull the edge of the carpet back and look underneath), check for water damaged carpet smooth edge, water stains to walls/ceilings/cornices directly below the shower, swollen or water damaged architraves, doorjambs and skirtings in and around the shower area. Record any findings on the report form.
2. Ask the tenant why they feel the shower is leaking. Have they noticed any damp patches or water not associated with normal shower use? Ask when they noted the water leak and where specifically. Be aware that tenants may not be technical minded and may be giving an un-informed opinion. Record any findings on the report form.
3. Pull back the tap wall flanges and see if there are any indications of leaks or water dripping back into the wall cavity. Note if the spindles are sealed or not at initial inspection. Record on the report form. Take photos if spindles or Cartridge are NOT sealed at initial inspection.
4. Remove the tap spindles and replace any tap washers and body washers. Check the "O"-rings to the spindles and replace "O"-rings. Record any findings on the report form.
5. Check the ceramic disc condition (if used) and replace the spindles if damaged. Record any findings on the report form.
6. If it is a mixer tap check it thoroughly for any leaks. Replace the cartridge if required. Record any findings on the report form.
7. AFTER all tap maintenance has been completed and ensuring the area is thoroughly dry, silicone seal the gap between the tap bodies/mixer body and the tiles/wall sheets. Tool off the silicone to ensure a water tight finish. Record any findings on the report form. Take photos of sealed spindles.
8. Remove the shower rose and connect a pressure gauge and open the taps. Close off the taps and observe and note the pressure reading and note if it drops after 10 minutes. Record any findings on the report form. Open the taps and see if the pressure gauge reading drops. Record any findings on the report form.
9. **STAGE 1 – HOBLESS SHOWER**
 - Conduct a flood test to the shower by blocking the floor waste and filling the shower to no more than 5mm depth at the perimeter of the shower screen (this is so that we don't flood over the waterproofing angle underneath the shower screen if present).
 - A small amount of indicator dye may be used to aid the detection of leaks if there is any doubt as to the source of leakage (This is helpful to confirm that the source of water found OUTSIDE of the recess has come from INSIDE of the recess).
 - Check if any water shows in the ensuite or bathroom doorway or anywhere else outside of the screened shower. Record any findings on the report form.
 - Pull back carpet at the doorway and check. Note any damage to the carpet smooth edge strips. Record any findings on the report form.
 - Record any findings and leaks noted on the report form.
 - Take photos of any leaks.



Hold the test for 30 minutes.

Check – Did any water show at the ensuite or bathroom doorway or anywhere else outside of the screened shower? Pull back carpet at the doorway and check.

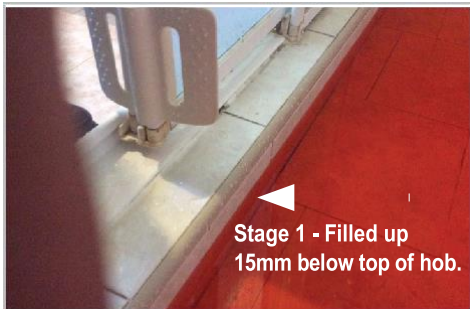
Record any findings on the report form.

- If any water damage is found in the wet area or adjoining areas and no leaks have shown in Stage 1 it will be necessary to conduct Stage 2 Testing for an additional 30 minutes

STAGE 1 - HOBBED

The following flood test should be conducted for a minimum of 30 minutes or ceased on signs of confirmed leakage. Take photos

- Fill the shower to depth of 15mm below the top of the hob to test the basin waterproofing flood height. Flood test will be conducted for a minimum of 30 minutes, or ceased on signs of leakage. Record any findings on the report form.
- If there is any doubt as to the source of leakage, a small amount of indicator dye may be used to aid the detection of leaks. This may be helpful to confirm that the source of water found OUTSIDE of the recess has come from INSIDE of the recess.
- Check if any water shows in the ensuite or bathroom doorway or anywhere else outside of the screened shower, including adjoining cupboards and rooms/hallways. Record any findings on the report form.
- Pull back carpet at the doorway and check for any signs of leakage. Record any findings on the report form.
- Take photos of any leaks.



Hold the test for 30 minutes.

Check – Did any water show at the ensuite or bathroom doorway or anywhere else outside of the screened shower? Pull back carpet at the doorway and check.

Record any findings on the report form.

Proceed to Stage 2 if nothing shows at Stage 1.

- If any water damage is found in the wet area or adjoining areas and no leaks have shown in Stage 1 it will be necessary to conduct Stage 2 Testing for an additional 30 minutes.

STAGE 2 – HOBLESS AND HOBBED SHOWERS

The following flood test should be conducted for a minimum of 30 minutes or ceased on signs of confirmed leakage. Take photos of any leaks.

1. Maintain the water level at the original testing height for the duration of the test (A small amount of indicator dye may be used to aid the detection of leaks, if there is any doubt as to the source of leakage. e.g. Fluorescence or Drain Dye. This may be helpful to confirm that the source of water found OUTSIDE of the recess has come from INSIDE of the recess).
2. Check for any water that shows at the ensuite or bathroom doorway, or anywhere else outside of the screened shower. Pull back carpet at the doorway and check for leakage. Record any findings on the report form.
3. Where Stage 2 test was conducted for the additional 30 minute, and no leaks have been found, all other issues have been checked and resolved and there is still indications of a membrane leak and water damage is evident, the test may need to be conducted for longer.

10. All showers

1. Close over the shower door and spray the water around the shower recess to see if the leak may be from a faulty silicon seal of the shower screen.
2. Wipe up all excess water and dry the area thoroughly and reseal the silicone where faulty. This may need to be done the next day when it has dried out, otherwise dry the area thoroughly with a heat gun before applying silicone.
3. Record actions completed and results.

11. Two storey showers

1. Listen for dripping sounds between the floor and ceiling if it is a bathroom upstairs. It may indicate a leak in the waste plumbing between the floors from a faulty trap seal or broken/unglued waste pipe joint.

If water damage is found to ceilings below showers:

2. Cut a small hole in the plasterboard ceiling to inspect and replacing with a PVC snap vent (maximum size 300x300mm).
3. Repair any leaking pipes found. Record any findings on the report form.



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Repair any leaking pipes found.

Record any findings on the report form.

12. What if nothing shows? Look Wider Than The Shower

- Is there a vanity nearby that could be causing the issue?
- Is there a leaking bath from taps or from wastes? Is it an island bath – and a silicone seal failure?
- Is there a toilet nearby that could be causing the issue?
- Is there a bath nearby that could be causing the issue?
- Is it a 2 storey property with a sewer vent in the wall – Flashing issue at vent pipe?
- Is there some other cause that could be in an adjoining room? E.g. back to back bathroom, leaking pipe in the wall, air conditioning condensation leak.
- Provide sufficient commentary on the suspected cause in the general comments section.