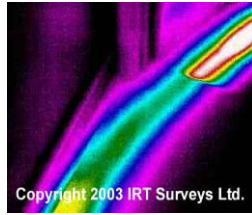
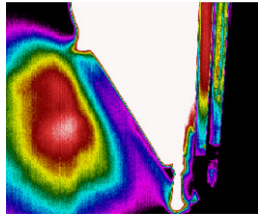


Leak Detection – Heating system



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Project Outline

Our client, a prestigious property owner within central London, had recently repossessed a basement apartment. During a routine maintenance operation it was noted that the heating system for the entire building was losing a considerable amount of pressure each day.

No indications of moisture from a leak were found within any of the apartments. However, a large amount of water was discovered within the lift shaft.

The accessible pipes in this region were examined and found to be in perfect condition. Isolating the heating system to the lower apartment found the system to still lose

pressure, suggesting the leak was within this apartment. No plans were available for the property and there were no indications of the location of the pipes within the concrete floor slab.

New flooring had recently been installed throughout the apartment at considerable expense. Understandably our client was reluctant to lift the floor randomly to identify the leak.

A thermographic survey was commissioned to identify the pipework layout and locate the leak.

Because thermography is non-destructive and non-contact no floor coverings were listed and no disruption was caused.

Summary of Findings

The entire survey took 2 hours on site and successfully identified the exact location of all the hidden pipework within the property.

The main leak was located within the bathroom and only resulted in the lifting of 2m² of flooring during the repair. This meant the apartment could be re-leased within 5 days.

Image 1 shows the visual image of leak.

Image 2 shows the thermal image with the leak in red and yellow colours.

Fig. 1 shows a building plan with the location of the images shown.



Image 1. Visual of Bathroom

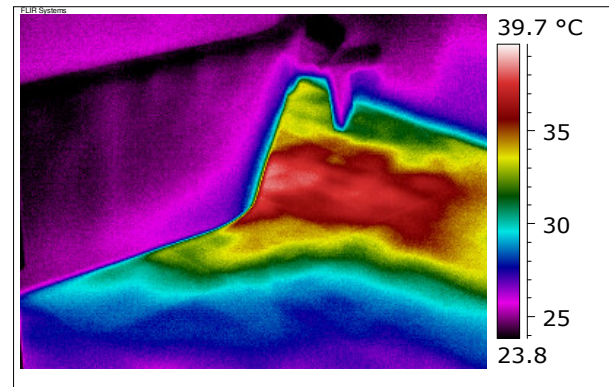


Image 2. Thermographic image of Bathroom

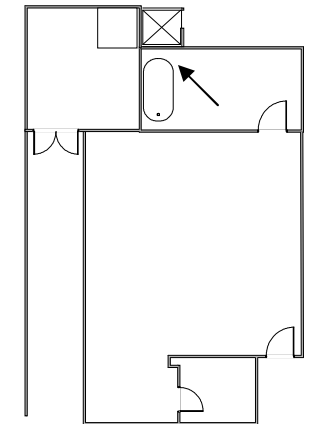


Fig 1. Building Plan