DHA
Defence Housing Australia

Shower test report

See *Standard Operating Procedures* on page 2 for correct testing procedure.

Property details

Property address

State Postcode

MITM

Date of test / /

Name of tester

Tester's mobile number

Were photos taken? Yes ☐ No ☐

Bathroom ☐ Ensuite ☐ Hobless shower ☐ Hobbed shower ☐

Testing method/application	PASS	FAIL	Action taken
Checked **shower screen** for leaks and sealed	☐	☐	
Visual damage noted. E.g. walls, carpet, skirtings /architraves, ceilings below, cupboards etc	☐	☐	
Tenant's comments (if applicable)	☐	☐	
Wall spindles, checked and replaced washers, "O"-rings and body washers	☐	☐	
Sealed around tap spindles. New silicone seal after spindle maintenance completed	☐	☐	
Pressure test - held for 10 minutes	☐	☐	
Hobless shower			
Flood test completed	☐	☐	
Checked for dripping sounds in floor space (2 storey bathrooms)	☐	☐	
Hobbed shower			
Stage 1 – Fill the shower to depth of 30mm below the top of the hob to test the basin waterproofing flood height	☐	☐	
Flood test was conducted for a minimum of 30 minutes, or ceased on signs of leakage	☐	☐	
Did any water show at the ensuite or bathroom doorway or anywhere else outside of the screened shower? If no fault found proceed to Stage 2.	Yes ☐	No ☐	

DHA Shower test report _0418

Testing method/application	PASS	FAIL	Action taken
Stage 2 – Fill the shower to the top of the tile (so that it just laps over the top of the tiles) Flood test conducted for a minimum of 30 minutes	☐ ☐	☐ ☐	
During Flood test Checked for dripping sounds in floor space – (2 storey bathrooms)	☐	☐	
Checked shower screen for leaks and sealed	☐	☐	
General comments			

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) 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. Silicone seal the gap between the tap bodies and the tiles/wall sheets if this has not already been done, AFTER all tap maintenance has been completed and ensure the area is thoroughly dry before applying silicone. Tool off the silicone to ensure a water tight finish. Record any findings on the report form.

4. Remove the tap spindles and replace any tap washers and body washers. Check the "O"-rings to the spindles and replace "O"-rings. Check the ceramic disc condition (if used) and replace the spindles if damaged. Record any findings on the report form. If it is a mixer tap check it thoroughly for any leaks. Record any findings on the report form.

5. 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.

6. If the shower is a **Hobless shower**
    1. 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 may be helpful to confirm that the source of water found OUTSIDE of the recess has come from INSIDE of the recess).
    2. Check if any water shows in the ensuite or bathroom doorway or anywhere else outside of the screened shower.
    3. Pull back carpet at the doorway and check.
    4. Record any findings on the report form.

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.

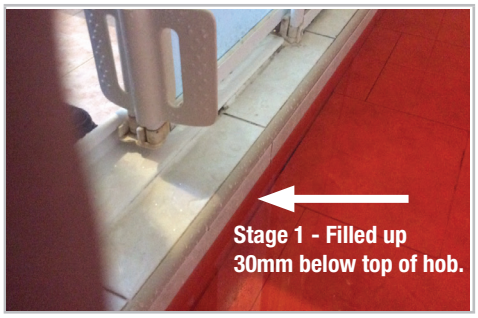
Record any findings on the report form.

7. If the shower is a **Hobbed shower**

Stage 1

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

1. Fill the shower to depth of 30mm 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.
2. Check if any water shows in the ensuite or bathroom doorway or anywhere else outside of the screened shower.
3. Pull back carpet at the doorway and check for any signs of leakage.
4. Record any findings on the report form.
5. **Proceed** to Stage 2 if nothing shows at Stage 1.



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.

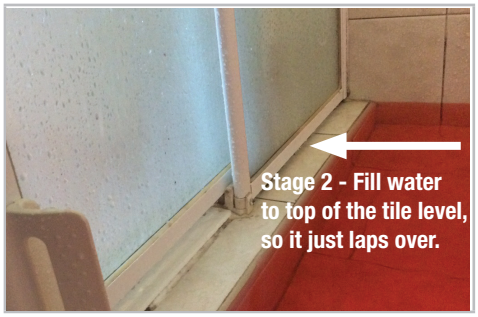
Record any findings on the report form.

Proceed to Stage 2 if nothing shows at Stage 1.

Stage 2

The following flood test should be conducted for a minimum of 30 minutes, or ceased on signs of leakage.
If there are any other signs of water damage and no leaks occur within 30 minutes it may be necessary to hold the test for 60 minutes. If the membrane is suspect it should show within this period.

1. Fill the shower to the top of the tile without running across the top of the hob to test the tile grout and tile trim (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. Fluoroscene. 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.
3. Where test was conducted and no findings have been found, or if there are indications of a membrane leak and all other issues have been checked and resolved the test may need to be conducted for longer. In this instance contact the Technical specialist.
4. Record any findings on the report form.



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 nothing shows and there are indications of a membrane leak and all other issues have been checked and resolved, it may be necessary to hold the flood test for a longer duration. Call the Tech Specialist for help while on site.

8. **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.

9. 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:

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.
4. Record any findings on the report form.

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Repair any leaking pipes found.

Record any findings on the report form.

10. What if nothing shows? *Look wider than the shower*

- Is there a vanity nearby that could be causing the issue?
- Is there a leaking baths 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?
- 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.
- Call the Technical Specialist for help or DHA on 139 342.