



Leakage Investigation Survey

Client: Business Park, Bradford

Mains water meter information

Size (mm)	15-28	✓	32-50		75-100		125-200		Above 200mm	
Serial number	02AM012345									
Readings (1)	2956.830				Time:	08.54 01/08/2019				
Readings (2)	2956.842				Time:	09.00 01/08/2019				
Location	Meter located in hard standing opp side of road in line with front doors (pic 4)									

Leakage Activities

Acoustic sounding		Correlation		Ground microphone		Environmental Inspection	
Other	Isolation of rising main						
Pipe traced		CAT & Genny			Distance		
Pipe correlated	Accelerometer			Hydrophones	Distance		

Background Information

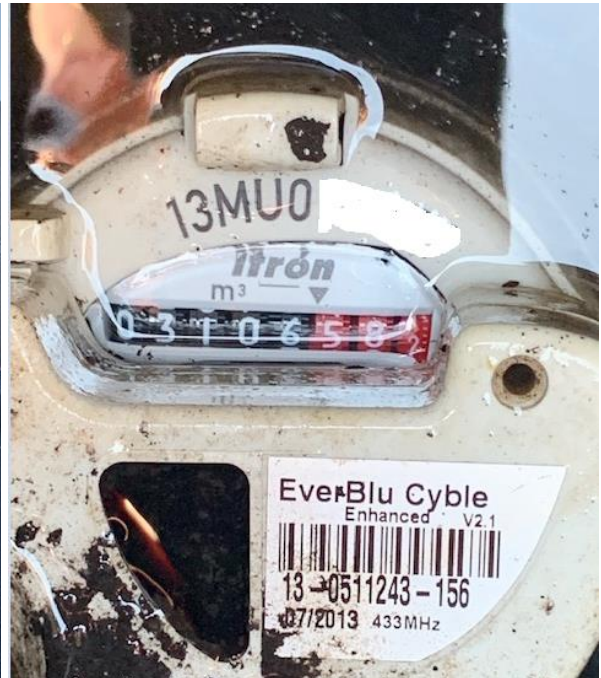
High consumption bill received from WC.
 Water loss to date £2,080.
 Water loss volume 672m³ or 147,840 gallons

Activity Summary

Pipework & Metering



Pic 1



Pic 2



Pic 3



Pic 4



Pic 5

Leakage Survey Activities

I met with client on site and she told me about the high bills etc and confirmed which meters she suspected supplied the buildings (pic 1) concerned, on checking meter 13MU0**** (pic 2) and shutting the internal stop tap confirmed that this supplied the buildings to front and rear right hand side, the meter was stationary confirming no leak externally.

On restoring the supply the meter was rechecked and still no movement confirming no internal issues.

On checking the second meter 02AM012345 (pic 3) it was noted that the meter was constantly flowing at 2 litres per minute = 2.8m³ per day at a cost of £8.68 per day or £3,169 per year. The internal stop tap was shut and confirmed that it isolated the supply to the left hand side building, the meter was then rechecked and zero flow was noted.

This confirms that there was internal issues but no leak on the supply pipe.

On further investigations, a WC was found to have a faulty ball valve (pic 5) and was overflowing through the integral overflow straight into the WC pan, this was reported to the tenant on site by the client.

Further checks were made and a further ball valve was found to be leaking but was fixed at the time of the survey, the leaking ball valve was left isolated at the ball o fix valve at the request of the tenant.

Once the WC had been isolated the meter was rechecked and zero flow was noted, confirming no further issues.

Summary & Recommendations

Summary:

Failed ball valves located in buildings, no leak on supply pipe

Recommendations:

Replace faulty WC flushing device and install an external WC overflow pipe so if faults occur in the future the water loss will be visible not concealed by pouring into the WC pan.

Survey carried out by

Engineer	H2O Building Services	Date	1 st August 2019
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