



INSPECTION REPORT

Leak Detection | Comprehensive Report

Prepared for: Example Homeowner - FICTIONAL



Job number DEMO-LEAK-001

Customer name Example Homeowner - FICTIONAL

Order number DEMO-001

Site address 1 Example Street, Demo Town

Site contact Demo resident

Date of inspection 24 Sept 2026

JOB OVERVIEW

Customer	Example Homeowner - FICTIONAL
Job number	DEMO-LEAK-001
Order number	DEMO-001
Site address	1 Example Street, Demo Town
Site contact	Demo resident
Inspection date	2026-09-24
Scope of works	Investigate the fictional report of moisture adjacent to the ensuite shower.

BOOKING DETAILS

Inspector	Inspector A
Person met onsite	Owner
Time onsite	09:30
Inspection date	2026-09-24

PROPERTY DETAILS

Property type	Single-storey dwelling
Room / Area Being Tested	Ensuite
Estimated age of the dwelling	11-20 years
Condition of the property	Good



OBSERVATIONS / FINDINGS ON ARRIVAL

The fictional occupant reported moisture near the shower after use. The accessible vanity supply connections were dry at arrival.

SHOWER

FIXTURE FINDINGS & PHOTOS

Present	Yes
Shower type	Not recorded
Shower screen type	Not recorded
Type of tapware	Not recorded
Shower base	Hob
Tiles & grout	Fair
Drainage	Good
Taps sealed	Yes
Taps leaking	No
Flood test	N/A
Wall spray test	Passed
Screen spray test	Failed
Notable maintenance issues	Separation of the visible seal was recorded at the shower-screen junction.
Is the shower leaking?	Not recorded
Is the shower the cause of the reported event?	Not recorded
Is failure of the waterproofing system considered the cause of the reported event?	Not recorded

Shower testing summary	Not recorded
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BASIN

FIXTURE FINDINGS & PHOTOS

Present	Yes
Basin type	Not recorded
Type of tapware	Not recorded
Number of basins	Not recorded
Condition of flexi hoses / copper tails	Not recorded
Condition	Good
Waste / drainage	Good
Taps sealed?	Yes
Taps leaking?	No
Flood test	Not recorded
Notable maintenance issues	Accessible supply and waste connections remained dry during the fictional basin test.
Is the basin leaking?	No
Is the basin the cause of the reported event?	Not recorded
Basin testing summary	Not recorded



Basin | Photo 1
Vanity pipework - illustrative sample image, not evidence of a diagnosed leak

TOILET

FIXTURE FINDINGS & PHOTOS

Present	No
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BATH

FIXTURE FINDINGS & PHOTOS

Present	No
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FLOOR WASTE

FIXTURE FINDINGS & PHOTOS

Present	Yes
Condition	Good
Flow / drainage	Good
Are fixtures running into floor waste?	Not recorded
Notable maintenance issues	Not recorded



Is the floor waste leaking?	Not recorded
Is the floor waste the cause of the reported event?	Not recorded
Floor waste testing summary	Not recorded

ADDITIONAL FIXTURES FIXTURE FINDINGS & PHOTOS

Do any additional fixtures require testing?	Not recorded
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PRESSURE TESTING FINDINGS AND PHOTOS

Cold water	Passed
Hot water	Passed
Shower brench / mixer	Passed
Bath brench / mixer	N/A
Lock-up pressure	500 kPa
Pressure testing summary	Not recorded
Earlier pressure testing notes	Fictional test: 500 kPa at start and end of a 10-minute isolated observation period. These are demonstration readings.

THERMAL IMAGING FINDINGS AND PHOTOS

Thermal imaging conducted	No	 TradeReport by BizAutomate · DEMO
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SUMMARY / FINDINGS

The observed junction is a suspected water entry path. Concealed construction was not opened and further sources have not been excluded.

EARLIER INSPECTION FINDINGS

In this fictional example, controlled shower-screen testing reproduced moisture at the screen-to-base junction. No moisture was observed at accessible vanity connections during testing.

RECOMMENDATIONS / NEXT STEPS

Arrange assessment of the documented shower-screen seal detail by an appropriately qualified trade, then repeat the controlled test before cosmetic repairs.

REVIEW & DECLARATION

DEMO ONLY. This fictional report demonstrates software functionality. It is not a professional inspection, certificate or approval.

Reviewer: Demo Reviewer

Plumbing Licence No: Not supplied