



1920s – 1930s Mock Tudor House

On 28th April 2016, Revival East Anglia were called out to a 1920s – 1930s mock Tudor house with high-end furnishings and Wilton carpets throughout. We were notified to carry out a Leak Detection/Trace & Access job for a suspected leak on the central heating system due to regular drops in pressure.

When our technicians arrived at the property, they confirmed the boiler pressure drop and agreed with the client’s heating engineers that the boiler itself was not at fault. A leak detection survey was performed to ascertain the location of the leak, utilising thermography, amplified acoustics and moisture mapping. All central heating pipes lay beneath thick Wilton carpets fitted to a timber suspended floor which hindered the effectiveness of some of the equipment. An area of interest was detected in the Study through moisture mapping that indicated a damp external wall and there was no evidence of an EOW (Escape of Water). Our technician recommended a full gas trace survey to try and pinpoint the leak.



Source pipe with possible ACM

Prior to repair, Revival returned to the property to assist in moving the furniture and contents to facilitate the leak repair. The items were placed in their original location using the photographs taken before the job was carried out.

The client was happy with the service, notably the minimal inconvenience and courteous approach of the Revival technicians.

The central heating system was completely drained down and the system was filled with traceable gas. After a few hours an EOW was detected in the Study.

Contents were then photographed prior to removal in order to access the leak beneath the floor. A small section of floor board was removed to view the pipe work and the leak location was confirmed.



Accessing the pipe in the corner of the Study

A potential ACM (Asbestos Containing Material) was discovered in the form of pipe insulation. Potential ACM was encapsulated to lock down any potential asbestos fibres. A sample of the insulation was taken for lab analysis and the results were received within 24 hours.

The results were negative, which gave us the all clear to proceed with repairing the leaking pipe.

PEACE OF MIND | RESTORED

Revival

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