



LEAK DETECTION REPORT

Ref: Fictional example - Bay window and terrace infiltration (3B / 4B)

Intervention site



Address: Fictitious building, 1000 Brussels
Address details: Apartments 3B and 4B - fictitious address
Contact for this location: Fictitious on-site contact
Phone: +32 200 00 00

Other locations involved in the leak

Leak origin location: Apartment 4B - terrace, presumed source
Fictitious contact in 4B · +32 200 00 01
Other location affected by the leak: Apartment 3B - living room, affected location
Demo Property Management · +32 200 00 02

Client / Requester



Name: Demo Property Management
Phone: +32 200 00 00
Email: demo@example.test

Dates



Intervention: 05/10/2026
Report: 05/10/2026

INITIAL REQUEST



The manager reports recurring marks above the living-room bay window in apartment 3B, appearing after several rainy episodes. They want the damage documented, a probable source investigated and recommendations provided for the next steps.

METHODS USED



- ☒ Hygrometer
- ☒ Watering / flooding

FINDINGS



Apartment 3B - living room, affected location

Affected location

An irregular beige mark and slight paint blistering are visible at the wall-ceiling junction, above the sliding frame. No active water entry was observed during the visit. The marked area reads higher than a nearby reference area with the same instrument. This comparison helps locate the affected area but does not alone prove the water path.



Apartment 4B - terrace, presumed source

Leak origin location

At the bay-window threshold, the perimeter seal is locally discontinuous where the right frame, threshold and render meet. Leaves and small debris are visible near a drainage opening. The photographs show the apparent condition of the junction; concealed waterproofing layers cannot be assessed without opening the assembly.



EXPERT OPINION



Conclusion

The agreement between the affected area in 3B, the degraded seal at the 4B bay-window threshold and the response during the test primarily points to water ingress at this junction. The exact path through concealed elements was not observed. The source should be confirmed after remedial work.

Recommendations

1. Have a qualified contractor inspect and renew the waterproofing junction at the threshold and frame.
2. Check that the bay-window drainage is working and clear.
3. Carry out a targeted control test after the work, then monitor the drying of the affected area before repainting.

Actions taken

Visual inspection, surface moisture comparison, photographic documentation and a targeted watering test. No repair, destructive opening or finish restoration was carried out in this fictional case.