

# Roof & Building Leak Detection & Prevention

## GUIDANCE & INFORMATION NOTE NO. 4

### Retail: Stock Damage Stopped by Leak Investigations



Clarks & UCS at Westfield White City were experiencing serious stock damage and closure of floor space as a direct result of persistent leaks.

Earnest attempts, over several months, by the Maintenance Team and their Term Roofing Contractor failed to resolve the problem.

A leak investigation testing regime, comprising of electronic leak testing pinpointed the causes of leaks allowing targeted effective repairs to be promptly undertaken and the floor space to re-open unaffected by further leaks.

The Investigations identified that:

On the wall between the gantry and brown roofs the top-hat flashing on the wall weatherproofing an expansion joint in the architectural wall panels was leaking.



*Water testing of the architectural wall panels*



*Water leaking into stockroom below*

The causes can be identified and the leaks resolved by undertaking methodical and comprehensive leak investigations. Using a combination of carefully selected techniques we can identify their causes allowing effective repairs to STOP the leak. Irrespective of whether the leaks are through the waterproof covering, rainwater services cladding, glazing etc. we can quickly find them saving you thousands of pounds in closure costs, downtime and damages.

If you have any problem leaks then call TJC to discuss how we can assist you in **STOPPING** them.

Tyrrell & Jenkins Consultancy (TJC) offer a range of services, including:

- Electronic Leak Testing • Leak Investigations
- Floor & Roof Vacuum Dewatering.
- Thermal Imaging. • Expert Witness.

**I** TJC is an independent specialist Roofing Consultancy and Testing Services Company. We work throughout the UK providing non-destructive electronic leak testing, building envelope leak investigations, independent, specialist roofing technical advisory services to main and roofing contractors, building owners and developers in both the commercial and domestic markets. The company offers an extensive range of testing and investigative surveys that can quickly and accurately identify water entry pathways into and areas of entrapped water within a flat roof construction.

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