



Own a house but concerned that you may have a leak?

If there is any possibility that you have a home that may have leaks, there are many pressing reasons why it is essential that you find out the facts as the problem will never just go away if ignored.

With the huge variety of homes on offer in New Zealand, a good proportion of them are of sound and water tight construction, but there are also a reasonable proportion that are potential disasters. There are some construction types that are more susceptible to leaking, but poor workmanship and bad design can cause problems in any building type

Some of the common types of construction regarded as suspicious are

- Monolithic cladding
- Fiber cement sheeting (plastered over)
- Inset second story decks that are above lower floor rooms
- Lack of, or insufficient flashings over windows and doors
- Roof with no eaves
- Flat roof
- Roof flashings into the side of second story walls

Slow leaking water pipes and waste pipes can also cause internal rot over the years

One of the serious issues with a home with high moisture content, is the fact that it allows mildew to grow, and this can have serious affects on the health of the family living there. No parents want to compromise the health and development of their children.

Another important reason to know the facts regarding possible leaks as early as possible is the fact that in all cases the problem is only going to get worse the longer that it is ignored. If caught within the first few years, it is possible that the corrective action needed will be limited to eliminating the leak, but if left unaddressed it may only be a few more years before the corrective action involves a substantial rebuild of the affected area. To continue not knowing is not an option.

If your house is less than ten years old, then you have a very important reason to get a thermal imaging leak detection report done to find out for sure whether you have any leak problems, Claims lodged up until the ten year point may qualify for financial assistance for repair work, but if left beyond this cut of point, then you are out on your own.