SITE survey. APP

SITE SURVEY REPORT

Pressure Test Report (Pipework)

Prepared for	Brook Lane Medical Practice
Date	14 Oct 2026
Site	Brook Lane Surgery extension
Prepared by	D. Pryce

FORM

Pressure Test Report (Pipework)

1. Test details

Project	Brook Lane Surgery extension: LTHW pressure tests (completed example)
Site address	Brook Lane Surgery, 4 Brook Lane, Kettering NN15 6QT
Client or owner	Brook Lane Medical Practice
Location (GPS)	52.3961, -0.7302
Test date	14 Oct 2026
Tested by	D. Pryce
Building, floor or area	Single-storey extension and first floor
Where is the job?	England
System	Heating (LTHW) pipework
Specification, drawings or standard the test is to	Spec section M-230, drawings M-201 rev C and M-202 rev B
Testing contractor	Wellbrook Mechanical Services Ltd
Tester's qualification or card	JIB plumbing and heating card, advanced

> This is a test record. It is not a certificate of compliance. Test pressures, times and allowable drops come from the specification, the code or the water company; the form supplies none.

2. Safety before pressurising

> HSE guidance GS4 (Safety requirements for pressure testing) says pressure testing is a high-risk activity covered by PUWER 1998. It advises testing with water rather than a gas wherever possible to reduce the stored energy, and says leaks are harder to find in a pneumatic test, so it needs physical safeguarding as well as procedures.

Is any test on this record pneumatic (air or nitrogen)?	No
Written safe system of work or method statement for this test, briefed to the team	Acceptable
Ends blanked or capped, and equipment not rated for the test pressure isolated or removed	Acceptable
Pressure relief valve or other over-pressure protection fitted	Acceptable

Test pump, hoses and fittings rated for the test pressure and the test medium	Acceptable
Hoses restrained or shielded (for example whip-check cables)	Acceptable
Gauge and control valves placed away from the section under pressure	Acceptable
Area barriered with warning notices; only people needed for the test inside	Acceptable
Liquid-filled sections vented of air before pressurising	Acceptable
Pressure raised in stages, starting low, and held to check before going higher	Acceptable
A way to release the pressure from a safe place, with a gauge to show it is at zero	Acceptable
Precautions not in place	0
Not checked	0

Photos of the barriers, relief valve and test set-up



3. Tests and readings

Tests 1: PT-01

Test reference	PT-01
Section tested	LTHW flow and return, ground floor, valves V12 to V18
Attempt	First test
Pipe material and size	Copper 22 mm and 28 mm, press-fit and compression fittings

Length tested (approx.)	64 m
Test medium	Water (hydrostatic)
Test required by	Spec section M-230 clause 4.2
Pressure units	bar
Required test pressure	6
Required time at test pressure (minutes)	60
Allowable pressure drop	0
Test gauge serial or ID	TG-0457
Gauge range	0 to 16 bar
Gauge calibration date	14 Jul 2026
Gauge calibration in date on the test day?	Yes
Start time (at test pressure)	09:10
Start pressure	6
End time	10:10
End pressure	5.6
Minutes between the start and end readings	60

Readings in between 1: 09:25

Time	09:25
Pressure	5.9

Readings in between 2: 09:40

Time	09:40
Pressure	5.8
Note	Drip seen at tee above corridor ceiling, grid C4
Pressure drop	0.4
Any visible leak or weep during the test?	Yes
Where, and what was seen	Weep at the 22 mm compression tee on the flow above the corridor ceiling, grid C4. Water on the ceiling tile below.
Against the test entered above	Fail

Result recorded by the tester	Fail
Cause found and repair made	Olive not seated on the tee's branch. Section drained, olive replaced and joint remade by D. Pryce. Wet ceiling tile replaced.
Retested and passed (as a later test on this record)?	Yes

Photos of the gauge at the start and end



Photos of the leak or repair



Witnessed by	S. Abernethy, clerk of works, Halden Consulting

Tests 2: PT-02

Test reference	PT-02
Section tested	LTHW flow and return, ground floor, valves V12 to V18
Attempt	Retest after a repair

Retest of which test reference	PT-01
Pipe material and size	Copper 22 mm and 28 mm, press-fit and compression fittings
Length tested (approx.)	64 m
Test medium	Water (hydrostatic)
Test required by	Spec section M-230 clause 4.2
Pressure units	bar
Required test pressure	6
Required time at test pressure (minutes)	60
Allowable pressure drop	0
Test gauge serial or ID	TG-0457
Gauge range	0 to 16 bar
Gauge calibration date	14 Jul 2026
Gauge calibration in date on the test day?	Yes
Start time (at test pressure)	13:30
Start pressure	6
End time	14:30
End pressure	6
Minutes between the start and end readings	60

Readings in between 1: 14:00

Time	14:00
Pressure	6
Note	Tee at grid C4 dry
Pressure drop	0
Any visible leak or weep during the test?	No
Against the test entered above	Pass
Result recorded by the tester	Pass

Photos of the gauge at the start and end



Witnessed by	S. Abernethy, clerk of works, Halden Consulting

Tests 3: PT-03

Test reference	PT-03
Section tested	LTHW flow and return, first floor, valves V20 to V26
Attempt	First test
Pipe material and size	Copper 22 mm and 28 mm, press-fit and compression fittings
Length tested (approx.)	48 m
Test medium	Water (hydrostatic)
Test required by	Spec section M-230 clause 4.2
Pressure units	bar
Required test pressure	6
Required time at test pressure (minutes)	60
Allowable pressure drop	0
Test gauge serial or ID	TG-0457
Gauge range	0 to 16 bar
Gauge calibration date	14 Jul 2026
Gauge calibration in date on the test day?	Yes
Start time (at test pressure)	13:40

Start pressure	6
End time	14:40
End pressure	6
Minutes between the start and end readings	60
Pressure drop	0
Any visible leak or weep during the test?	No
Against the test entered above	Pass
Result recorded by the tester	Pass
Witnessed by	S. Abernethy, clerk of works, Halden Consulting
Tests recorded	3
Passed	2
Failed or abandoned	1
Failed and not yet passed on retest	0
Tests with a gauge out of calibration	0

4. After the test

Pressure released from a safe place and the gauge shows zero before anyone approaches	Acceptable
Test medium drained or disposed of as agreed	Acceptable
Blanks, caps and temporary fittings removed, isolated equipment reconnected	Acceptable
Tested sections labelled or marked on the drawings	Acceptable
Flushing and, where needed, disinfection planned for water systems	Not applicable
Items needing action	0
Not checked	0
System left	Filled, isolated

5. Result, actions and sign-off

Items needing action	0

Result	No action needed found

Actions 1: Mark PT-01/PT-02 and PT-03 sections as tested on drawings M-201 and M-202 and send to the clerk of works.

Action	Mark PT-01/PT-02 and PT-03 sections as tested on drawings M-201 and M-202 and send to the clerk of works.
Priority	Before cover-up
Who will do it	D. Pryce
Due by	15 Oct 2026
Status	Done, checked
Actions still open	0
Decision	Accepted: tests passed
Summary for the client	Ground floor LTHW section failed its first test with a weep at a compression tee above the corridor ceiling. The joint was remade and the retest held for 60 minutes with no drop and no leaks. The first floor section passed first time. Both sections left filled and isolated, ready for the ceilings to close.
Tester name	D. Pryce
Tester signature	
Witness name	S. Abernethy
Witness signature	