

## South Rand Hospital - Rain Damage and Water Leak Incident Report

**Date of Report:** 7 November 2025

**Prepared For:** UVN Plumbing

**Subject:** Documentation of water ingress and leak incidents following rainfall 06/11/2025.

This report details three separate incidents of water ingress and leaks reported across different departments and wards following recent rainfall. Immediate action is required to address the root causes and prevent recurrence.

### Incident 1: Ward 8 Staff Tea Room

This incident appears to be directly related to a maintenance failure on the roof level (**but is not, refer to cause of leak in table below**) resulting in significant water pooling and structural seepage.

Detail	Description
Area Affected	Ward 8 Staff Tea Room (Ceiling)
Location	Ceiling leak, directly below the fourth-floor roof level.
Cause of Leak	A <b>blocked downpipe</b> from the fourth floor caused rainwater to pool (dam up) extensively on the roof of Ward 8. The pooled water reached the height of two existing, <b>old rusted pipes</b> on the roof, from which it seeped into the tea room ceiling below.
Proposed Solution	1. <b>Immediate:</b> Seal the rusted components of the two exposed old pipes on the roof. 2. <b>Critical Action:</b> The blocked downpipe must be cleaned out immediately to ensure effective rainwater drainage and prevent future water damming on the roof.
Visual Reference	(See attached picture 1: Ward 8 Leak)



07 November 2025 9:15 am









07 November 2025 9:19 am

## Incident 2: Speech Therapy & Audiology

This leak is attributed to a failure in external building elements (windows) and plumbing from the floor above, rather than a general roof issue.

<b>Detail</b>	<b>Description</b>
<b>Area Affected</b>	Speech Therapy & Audiology Department
<b>Location</b>	2nd Floor, with water originating from the 3rd Floor (Ward 5).
<b>Cause of Leak</b>	<ol style="list-style-type: none"><li><b>Plumbing Leak:</b> Water is leaking from the 3rd floor (Ward 5) ceiling into the 2nd floor department. <b>(Confirmed not a roof leak).</b></li><li><b>Structural Issue:</b> Rainwater is also <b>seeping in from the windows</b>, indicating necessary repairs to window seals or frames.</li></ol>
<b>Proposed Solution</b>	<ol style="list-style-type: none"><li>Investigate and repair the source of the leak originating from the 3rd Floor (Ward 5).</li><li>Conduct immediate repairs and sealing on the windows to prevent further rain ingress.</li></ol>
<b>Visual Reference</b>	(See attached picture 2: Speech/Audiology Leak and Windows)





07 November 2025 9:48 am

### Incident 3: X-ray Department

This leak is localized and specifically linked to the condition of the exterior window seals, similar to the secondary issue in Incident 2.

<b>Detail</b>	<b>Description</b>
<b>Area Affected</b>	X-ray Department
<b>Location</b>	2nd Floor (Note: The main roof is located on the 4th floor).
<b>Cause of Leak</b>	Rainwater is <b>leaking directly via the window</b> , suggesting failure of the window seals, frame, or surrounding exterior wall sealant. This could also be a result of the blocked gutter on that section.
<b>Proposed Solution</b>	Repair and reseal the window and surrounding frame to stop rain ingress. Check and clean downpipe
<b>Visual Reference</b>	(See attached picture 3: X-ray Window Leak)



07 November 2025 9:52 am







07 November 2025 9:44 am

**Summary and Recommendation:**

The immediate priority must be the clearing of the **blocked downpipe (Incident 1)** to secure the roof and prevent major structural damage from pooling water.

All identified window repair needs (Incidents 2 & 3) should be scheduled for repair simultaneously to address immediate rain seepage risks.

None of these are a result of the roof sealing project.