

Leak Finders Explains How Non-Invasive Leak Detection Works As Utility Rates Rise

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Leak Finders, a plumbing company serving Central Virginia, explains how higher utility rates increase the cost of unnoticed leaks. The company reports that non-invasive leak detection locates leaks without opening walls or floors. Checking household plumbing before heavy rain can help identify weak points in aging pipes. Saturated soil can shift around buried pipes and stress weak joints, causing leaks that continue after the storm.

The City of Richmond Department of Public Utilities announced rate changes that took effect on July 1, 2026. The city projects that the average customer will pay about $13.84 more per month across the four utility services it bills. Water and wastewater account for $3.04 and $5.61 of that monthly increase for a customer using 6 CCF of water.

Combined, the water and wastewater charges raise the total by $8.65 each month, amounting to about $104 annually for that customer. The Environmental Protection Agency (EPA) estimates that 9% of homes have

leaks that waste 50 gallons or more per day. The city?s guidance adds that household leaks can waste nearly 10,000 gallons of water each year.

Many costly leaks remain hidden because they occur inside walls or beneath concrete floors. Leak Finders says an unexplained increase in water use shown on a bill can signal hidden plumbing issues, such as a leak in a pipe or fixture. Visible signs, such as water stains and peeling paint on walls and ceilings, often appear only after damage has begun.

Non-invasive leak detection aims to find the source of water loss before any repair work begins. Leak Finders uses infrared thermal imaging, acoustic listening equipment, and ultrasonic equipment to trace leaks through building materials and soil. Thermal cameras reveal temperature changes caused by moisture, while ground microphones pick up vibrations from escaping water.

Different leaks call for different tools. Main water lines running from the meter to a house can be traced with electromagnetic locators and tracer gases, according to the company. Slab leaks occur in water lines beneath a concrete foundation. A leaking hot-water line may cause a warm spot on the floor.

Precision also affects the scope of repair work. When a leak is pinpointed, technicians can access a small section of wall or a limited area of ground instead of searching broadly. This approach helps protect hardwood floors, other finished surfaces, and landscaping.

Leak Finders recommends that homeowners compare water use on recent bills with normal usage and promptly investigate unexplained increases. Because rates have risen, a leak that once added a modest amount to a bill now costs more for each month it continues. Early detection and prompt repair also help limit secondary damage, including mold growth, deteriorated drywall, and moisture damage to structural materials.

Census Bureau data compiled by Point2Homes show that the median home in the city of Richmond was built in the late 1950s. More than one in four homes predates 1940, and Leak Finders says some older properties still have original pipes. The company lists corrosion in metal pipes as one cause of unexpected leaks over time.

Not every leak involves a burst pipe. A failing seal or high pressure can also cause water loss, which is why the company?s plumbing system inspections include checks of pressure regulators and valves. Fixtures can also leak steadily, and the EPA says a faucet dripping once per second can waste more than 3,000 gallons per year.

Leak Finders is a plumbing company that provides leak detection and repair for residential and commercial properties across Central Virginia. The company says its team has about 40 years of collective experience. Based in Richmond, it serves communities including Short Pump and Chester.

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Leak Finders

Founded in 2000, our fully licensed plumbers deliver dependable, affordable plumbing solutions for homes & businesses, backed by a strong commitment to quality & family-driven values.

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