London Leak Specialist

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Leak Detection Report

Client	Withheld
Property address	Withheld (Bromley, BR2)
Report type	Leak detection and repair

Sample report. Client, address and contact details have been removed and the photographs are watermarked. The findings are reproduced as issued.

Reason for Attendance

Attendance was requested due to damp patches appearing on the wall behind the toilet. The adjacent areas include the boiler, kitchen sink and utility/laundry room. The affected wall contains pipework serving various parts of the property.

The property had previously been inspected by a surveyor, who advised that the dampness was not consistent with rising damp caused by moisture entering the property through the external brickwork.

1. Initial Inspection and Pressure Testing

A visual inspection of the affected area and surrounding plumbing installations was carried out.

Pressure tests were conducted on both the hot and cold water supplies for 20 minutes each. No pressure drop was recorded on either system during the testing period.

These results did not indicate an active leak on the pressurised hot or cold water supply pipework at the time of testing.

2. Toilet Inspection and Leak Identification

The toilet was flushed several times to assess the flush mechanism and associated fittings.

During testing, water was observed dripping from the coupling connecting the flush pipe to the flush cone. Further inspection also identified leakage from the flush cone itself.

The fittings were dismantled for closer examination. Both components showed signs of deterioration and wear, with significant limescale accumulation affecting the fittings and their sealing surfaces.

The leaking coupling and flush cone were identified as the source of the water leakage observed during the inspection.

3. Drainage Investigation Using Tracer Dye

Tracer dye testing was carried out to investigate the drainage system and assess whether any additional leakage could be contributing to the damp patches.

Blue tracer dye was introduced into the wash basin, and the drainage was monitored. No blue-coloured water was observed escaping from the surrounding pipework or drainage connections during the test.

Tracer dye was also introduced into the toilet cistern to monitor the toilet during flushing and check for signs of leakage.

The testing helped assess the drainage arrangements and identify whether any further leakage was present during the investigation.

4. Repairs Completed

The defective toilet flush pipe coupling and flush cone were removed and replaced with new fittings.

Following installation, the toilet was flushed several times and the repaired connections were inspected.

No further leakage was observed from the replaced components, and the fittings were confirmed to be operating correctly at the time of testing.

5. Further Monitoring

Additional blue tracer dye was left in the toilet system to assist with identifying any potential intermittent leakage from the toilet pan connector or associated drainage connections beneath the floor.

The tenant or property representative should monitor the affected area for any further signs of dampness or water leakage.

If blue-coloured water subsequently appears beneath the toilet, around the pan connector or in the affected area, this would indicate that tracer dye from the toilet drainage system is escaping and would warrant further investigation.

6. Findings and Conclusion

The investigation identified leakage from the toilet flush pipe coupling and flush cone. Both defective components were replaced, and subsequent flushing tests confirmed that no further leakage was visible from the repaired fittings.

The hot and cold water pressure tests showed no pressure loss over the 20-minute testing period. The basin drainage dye test also showed no visible evidence of leakage during the test.

At the time of departure, the identified toilet fitting leaks had been rectified, and no further active leakage was observed from the repaired components.

Further monitoring is required to establish whether any concealed leakage remains, particularly around the toilet pan connector or drainage pipework beneath the floor.

If dampness persists or returns, further investigation of the concealed drainage connections and pipework beneath floor may be required.

No further visible leakage observed at the time of completion. Further monitoring recommended.

Photographs










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