

Sample report. This is a real report from one of our jobs, with the client, property address and contact details removed. Reports for insurers and managing agents follow this structure: reason for attendance, tests carried out, confirmed cause, work done and recommended works, with dated photographs.

Leak Detection: Detailed Findings Report

Client	Withheld
Property	Withheld. Flat, London NW5
Inspection date	28 September 2026
Methods used	Hot and cold pressure testing, tracer gas testing, visual inspection, targeted access, controlled shower test, tracer dye
Cause confirmed	Failed shower tray and enclosure sealing

Reason for Attendance

We attended the property following reports of dampness and water damage affecting the bathroom areas and the adjoining en-suite bedroom, with evidence indicating that water was potentially penetrating through the shower area and causing damage to the property below.

A full leak investigation was carried out, including hot and cold-water pressure testing, visual inspection, tracer-gas testing and targeted access beneath the shower tray.

Pressure Testing

Hot and cold-water pressure tests were initially carried out to determine whether there was an active leak on the domestic water-supply pipework.

- Hot water: A slight pressure drop was recorded during testing.
- Cold water: A more noticeable pressure drop was recorded compared with the hot-water system.

Although the pressure results indicated some loss within the systems, no visible or active leak could be identified from the exposed pipework or visible plumbing fittings. Cold water supply pressure loss was later attributed to a valve on a toilet cistern.

Further investigation was therefore required.

Visual Inspection

A detailed visual inspection was carried out throughout the affected areas, including the two adjoining bathrooms and the en-suite bedroom.

There were visible signs of dampness affecting the flooring and surrounding areas. However, there was no obvious active leak from exposed pipework, sanitaryware, valves or other accessible plumbing components.

Due to the location and pattern of the dampness, particular attention was given to the shower area.

Tracer-Gas Testing

Tracer gas was introduced into both the hot and cold-water pipework to assist in identifying whether there was an underground or concealed supply-pipe leak.

During testing, a slight amount of tracer gas was detected around the relevant isolation valves on both the hot and cold systems, indicating that the valves were allowing a small amount of pressure to pass through.

However, this did not provide evidence of an active concealed pipework leak sufficient to account for the significant water damage observed.

The investigation therefore continued with further inspection of the shower area.

Targeted Access and Investigation Beneath Shower Tray

Due to the dampness observed around the shower and the adjoining areas, a small section of access was carefully created behind the skirting and beneath the shower tray to inspect the concealed area.

Immediately upon gaining access, there was a strong smell of damp and moisture.

Further inspection confirmed that:

- The timber/floor structure beneath the shower was heavily saturated.
- The plasterboard within the concealed area was wet and water damaged.
- There were clear signs of prolonged moisture penetration.
- The concealed area was significantly damp compared with the surrounding accessible areas.

A controlled shower test was then carried out by running water through the shower and observing the shower tray, enclosure and surrounding seals.

Confirmed Source of Water Ingress

During the shower test, water was observed penetrating around the shower tray/base and through the surrounding mastic/sealing.

The water was entering the concealed area beneath the shower tray and saturating the timber and surrounding materials.

Further confirmation was provided by the presence of blue tracer dye beneath the shower tray. This tracer dye had been introduced during a previous investigation and had subsequently migrated into the area beneath the shower, confirming that water from the shower area was penetrating into the concealed structure.

The evidence indicates that the primary source of the water damage is failure of the shower enclosure/tray sealing and surrounding tiled area, rather than an active leak from the concealed hot or cold-water supply pipework.

The extent of the water penetration indicates that this has been occurring for some time and is now contributing to significant water damage, including water penetration affecting the tenant/property below.

Temporary Remedial Works

The existing failed mastic/sealant around the shower was carefully removed from the affected areas.

A temporary new mastic seal was then applied around the shower tray to reduce further water penetration and provide a temporary watertight seal.

The shower tray trap was also tested following the works, and no leakage was identified from the shower trap or waste connection.

The shower was subsequently tested to ensure there were no immediate signs of leakage from the trap.

Recommended Permanent Remedial Works

The existing shower installation requires more substantial remedial works.

It is recommended that the following works are carried out as soon as possible:

- Remove the existing shower enclosure as required.
- Remove the affected tiles surrounding the shower area.
- Remove all failed and deteriorated grout and mastic.
- Inspect the underlying substrate, plasterboard and timber for the full extent of water damage.
- Replace any saturated or damaged plasterboard/timber where required.
- Inspect the shower tray and surrounding structure for any movement or damage.
- Install a suitable new shower enclosure/sealing system.
- Retile the affected shower area where necessary.
- Apply new suitable waterproof grout.
- Apply a continuous sanitary-grade waterproof mastic seal around all relevant junctions, particularly around the shower tray and enclosure.
- Allow all new mastic and associated materials to fully cure before the shower is returned to normal use.
- Carry out a full shower test following completion to confirm that no further water is escaping into the concealed areas.

Important Note Regarding Existing Water Damage

The concealed area beneath the shower has already sustained significant moisture exposure. The timber, plasterboard and surrounding materials were found to be saturated at the time of inspection.

Even after the leak source has been rectified, the affected materials may require time to dry fully.

Depending on the extent of the damage, further drying, ventilation, moisture monitoring and potentially replacement of damaged materials may be required.

Final Findings

The investigation identified a confirmed water-ingress issue associated with the shower enclosure/tray and failed surrounding mastic/sealing.

The hot and cold pressure tests recorded slight pressure losses, and both systems showed a small amount of valve passing during tracer-gas testing. However, there was no evidence of an active concealed supply-pipe leak that would account for the substantial water damage observed.

The strongest evidence was found beneath the shower tray, where there was a strong smell of damp, saturated timber and plasterboard, together with blue tracer dye from the previous investigation. Controlled testing of the shower demonstrated water penetrating through the failed sealing around the shower tray.

The shower trap was tested separately and no leak was identified from the trap.

A temporary mastic repair has been completed to reduce further water ingress. However, this should be considered a temporary measure only. Permanent remedial works to the shower enclosure, tiles, grout and

mastic are required urgently, particularly due to the continuing risk of water penetration to the tenant/property below.

The newly applied mastic should be left undisturbed for approximately 24–48 hours to allow adequate curing before the shower is used normally.

Photographic record



Photo 1. Pressure gauge connected to the isolated supply during the hot and cold pressure tests.



Photo 2. Failed mastic and an open joint at the shower tray edge.



Photo 3. Opened joint at the tray, with the timber beneath visibly stained.



Photo 4. Blue tracer dye from the earlier visit, found in the tray void.



Photo 5. Targeted access beside the bath showing the supply and waste pipework.

Report prepared by London Leak Specialist Ltd. Identifying details removed for publication. Findings reflect conditions observed on the date of inspection.