

London Leak Specialist

Company no. 17437507 · 020 7123 8560 · londonleakspecialist.co.uk

Leak Detection & Repair Report

Client Withheld
Property Withheld (flat, Shepherds Bush, W12)
Inspection date September 2026

Sample report. Client, address and contact details have been removed and photographs are watermarked.
Published as a worked example of our reporting.

Reason for Attendance

We were instructed to attend the property following reports of a wet patch located between the bedroom and hallway. The tenant advised that they believed the source of the moisture may have been associated with the underfloor heating system.

A detailed leak detection investigation was therefore carried out to establish the source of the water ingress and determine whether the underfloor heating system or another concealed water service was responsible.

Initial Visual Inspection

Upon arrival, we carried out a thorough visual inspection of the bathroom areas surrounding the location of the reported wet patch.

The following areas were inspected:

- Bath and surrounding mastic/sealant.
- Bath edge and junctions with the surrounding tiled areas.
- Grouting to the bathroom tiles.
- Adjacent bathroom and associated tiled areas.
- Visible pipework and connections where accessible.
- Visible drainage pipework and waste connections.

No obvious signs of active water leakage were identified during the initial visual inspection. The bath mastic appeared intact, and there were no visible defects to the surrounding grout or tiled areas that would reasonably account for the reported moisture.

Inspection Beneath the Bath

As the reported wet patch was adjacent to the bathroom, we accessed the area beneath the bath panel to inspect the pipework and drainage connections.

The bath drainage system and surrounding pipework were inspected for signs of leakage. No visible water was found around the bath waste or drainage connections, and there were no obvious signs of

active leakage from the drainage system.

The tiled areas beneath and around the bath were also checked to determine whether water was passing through the tile and grout joints. No evidence of water penetration or leakage through these areas was identified.

The adjacent bathroom was also inspected. The waste pipework within this area was running in the opposite direction to the location of the reported wet patch, making it unlikely to be responsible for the observed moisture. Based on the layout and direction of the pipework, the bath area remained the primary area requiring further investigation.

Thermal Imaging Inspection

A thermal imaging camera was then used to investigate the affected areas more extensively.

We walked the thermal imaging camera around the hallway and bedroom, concentrating on the area surrounding the reported wet patch and following the temperature variations within the flooring and surrounding areas.

The thermal imaging inspection assisted in narrowing down the area of concern towards the bathroom and, more specifically, the area beneath the bath.

This provided a more targeted area for further investigation and helped establish that the source was likely located beneath or immediately adjacent to the bath rather than being associated with a wider underfloor heating failure.

Hot and Cold Water Pressure Testing

Pressure testing was subsequently carried out on the property's hot and cold water services.

The hot water system held pressure satisfactorily throughout the test.

The cold water system, however, showed a slight pressure drop, indicating that there was potentially a small leak present somewhere on the cold-water supply.

As the visual inspection had not identified an obvious source, further investigation was required to locate the concealed leak.

Camera Inspection and Access

A camera inspection was carried out around the concealed areas beneath and adjacent to the bathroom.

Access was created beneath the bathroom by carefully removing a section of plasterboard to allow inspection of the concealed pipework and connections serving the bath tap.

The camera inspection and visual checks of the exposed area did not identify any obvious signs of water leakage from the bath tap connections or associated pipework.

At this stage, the exact source of the cold-water pressure loss remained concealed.

Tracer Gas Investigation

As the cold-water pressure test had indicated a loss but the leak could not be visually located, tracer gas was introduced into the relevant water system to assist with identifying the concealed leak.

Almost immediately after the tracer gas was introduced, the leak was identified beneath the bath.

The tracer gas was escaping from a defective 15 mm drain-off valve located beneath the bath. This confirmed the source of the pressure loss identified during the cold-water pressure test.

The investigation therefore established that the reported moisture was not caused by a failure of the underfloor heating system. The source was a defective/leaking 15 mm drain-off valve associated with the water pipework beneath the bath.

Repair Works Carried Out

The water system was drained down to safely isolate the affected section and allow the defective drain-off valve to be removed.

The leaking 15 mm drain-off valve was then replaced with a new valve.

Once the replacement had been completed, the water supply was restored and the system was carefully refilled.

All accessible connections and the repaired valve were checked for signs of leakage.

Post-Repair Testing

Following completion of the repair, the water system was fully reinstated and tested.

The following checks were completed:

- Water supply restored to the property.
- Replacement 15 mm drain-off valve checked for leaks.
- Cold-water pressure retested.
- System monitored following reinstatement.
- No further pressure loss identified.
- No visible signs of water leakage from the repaired area.
- Water services confirmed operational.

The cold-water system subsequently held pressure satisfactorily, confirming that the defective drain-off valve had been the source of the water loss.

Findings & Conclusion

The investigation established that the reported wet patch was not caused by the underfloor heating system.

Initial visual inspections of the bath, mastic, grout, tiles, drainage and accessible pipework did not identify the source. Thermal imaging was then used throughout the hallway and bedroom to trace the

affected area and narrow the location down towards the area beneath the bath.

Pressure testing subsequently identified a slight loss on the cold-water system, while the hot-water system held pressure.

Further camera inspection and localised access around the bath tap connections did not initially reveal the source. Tracer gas testing was therefore undertaken, which immediately identified an escape from a defective 15 mm drain-off valve located beneath the bath.

The defective 15 mm drain-off valve was replaced. The water system was then refilled and fully tested.

Following completion of the repair, the cold-water pressure held correctly and no further signs of leakage were identified.

Final diagnosis: Defective/leaking 15 mm drain-off valve beneath the bath. The underfloor heating system was not identified as the source of the leak.

The leak detection investigation and associated repair works were completed, and the water system was left operational and holding pressure at the time of departure.

Damp rising from flooring with underfloor heating

Photographs



