

Tub Drain Leakage by Finn Home Inspectors

Tub leakage is often found in the tub overflow seal, see below. The inspector may or may not be able to spot this leak during your inspection. If the tub is not used for some time or is just aged the seal will dry up and may leak when the tub is filled with water. This is particularly difficult to discover during a home inspection if there is not an access to the drain area (often hidden in the walls or a closet filled with belongings blocking access door).

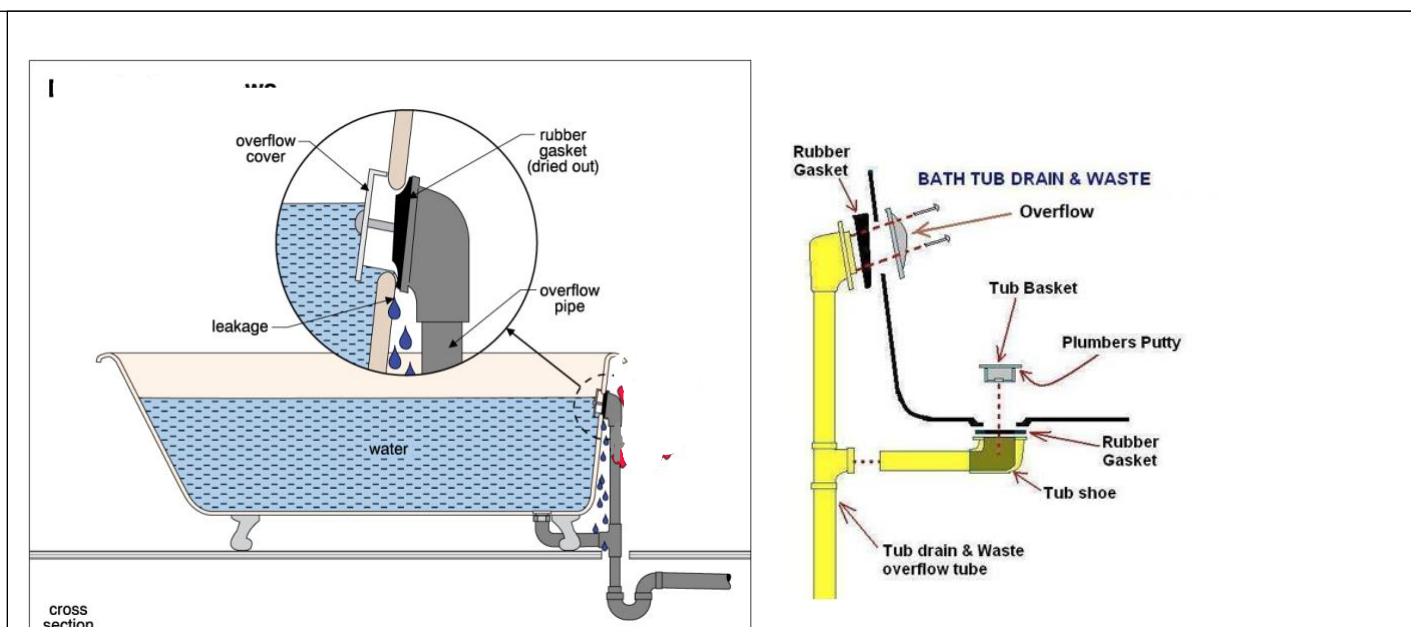
Leakage at the drain pipe fittings is also a common area to find leakage.

Sometimes the overflow leakage can be fixed by tightening the cover from inside of the tub, but often the seal will need to be replaced.

The photo at the bottom of the page shows stains below the tub overflow indicating leakage at some time, weather it is still active may require filling the tub and leaving for over an hour, which is beyond what a home inspector would be doing.

Due to the nature of this type of leak, the leakage may develop after the inspector evaluates the tub due to aging or the home owner having modifications to the tub or plumbing system.

The diagram below is art work from Carson/Dunlop.



Above - red arrows show leakage from the tub overflow. The photo is of the tub overflow, often not visible during a home inspection.