

Bathroom Maintenance 1

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Bathrooms are frequently used area at home. They are also related to the inhabitant health & structure safety, which need regular maintenance. This is not hard but needs home owners' attention.



Most families have 2 or 3 baths at least. Normally there is a powder room which includes sink & toilet on main floor; one each minimum 3 pcs of full bath is on master bedroom & upstairs hallway. Some homes installed Jacuzzi, steam shower or even sauna. First our inspection has to confirm any facilities concerned safety. For example the electrical receptacles above the counter top which facilitate to using hair blower, shaving or tooth washing must be GFI protected due to the high humidity in this area. In case the blower dropped into sink the receptacle automatically tripped, which could avoid shocking hazard. Once the hazard potential has been cleared, push the red reset button on it to restore power. All bath receptacles could be controlled by a single one in a certain bath or from service main panel. This practice may not be seen in old buildings but can be easily upgraded. This is important. The unstable toilets are not unusual. This would not show any conditions in short term but the wax ring at the drain outlet might be moved all the time, which could cause displacement, water leaking or smell. The toilets should be secured immediately.

The most hidden trouble is the high humidity & lack of ventilation in bath. This is the culprit of mildew and wall finish peeled off, the worst scenario the moisture got into the wall system which caused wood structure rotten. In the condos once the leaking dripped to the ceiling or wall in lower story, there is liability of the upper suite owner. Therefore sufficient ventilation is necessary. We suggest leaving the window open a bit all the time once there is one.

Some baths should have the fans running occasionally and 5-10 mins after shower if there is no window. In the newer buildings the humidistat has been installed, which is automatically controlling the fan in hallway bath. We recommend setting it at 50-60% in summer & 40-50% in winter

