

## Bathroom Maintenance 2

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We have already known that the major culprit to bathroom is moisture & humidity. It is obvious from the mildew and bubbling surface on the ceiling & wall but the hidden moisture behind the tiles and wall is undermined & to be the critical & continuous maintenance work the home owners have to cope with.

There are 2 kinds of bath shower installed; one is Acrylic of fibre glass integrated form in 1 piece and no joints which the moisture & water leaking can be avoided, also some are formed together with seams which should be checked & caulked open sections each year; the other popular shower stall is tiles installed on the wall, which the grouts & joints have to be inspected & serviced every year. If the shower enclosure cannot be cared regularly, the hidden moisture may cause the wall system wood structure rotten & lost strength. Especially condos once in the worst scenario the leaking could drip down to the lower suites which can pursue the compensation. During our inspection we physically touch & push the shower wall & floor around bath & toilets to find if any softness is over there. In addition, we all have the non-invasive moisture meter to detect the substrate but we won't only depend on the instrument. This testing could be misled by different tiles materials and wall assembly. The actual performance is objective & reliable.



Besides we reiterated the bath ventilation enforcement, it is better to swipe the water on the wall into the pan after shower in order to reduce the chance moisture intrusion to the wall. Grouting & caulking should be a regular maintenance in every summer or fall.

In addition, to protect the floor material we recommend putting a pc of mat next to bath & in front of bath room.