

## BATHROOMS INSPECTION

**SCOPE OF THE BATHROOM INSPECTION:** The inspector shall observe: Plumbing fixtures, means of ventilation, functional water pressure & drainage, and *readily accessible* floor, walls, ceiling lights & outlets and cabinets.

**DISCLAIMERS:** A. The condition of hidden supply, drain, waste and vent piping hidden within wall cavities is undetermined as they are not *readily accessible* for visual inspection. B. If the water service or service to any fixture was *shut-down* at time of inspection, then the true function of that fixture is undetermined and is **EXCLUDED** from this *report*. C. No warranty against leakage is offered regarding the condition of a **shower stall pan** as it is not *readily accessible* for inspection. D. We do NOT test sink and tub fixture overflows as they can sometimes be defective and can cause interior water damage. Overflows are **EXCLUDED** from this *report*. and require further investigation by you or a plumber.

**GENERAL COMMENTS:** A. A bathroom is required to have either a functional window or exterior vented exhaust fan as a means of ventilation. Fans must be vented outside and NOT into the attic. Be advised that improper bathroom ventilation is often a cause of moisture deficiencies in the home. B. "Bathroom facilities must include a toilet with a toilet seat and a bathtub or shower. These must be situated in a room which allows a person privacy, which is fitted with a door capable of being closed and which is not used for the purpose of living, eating, sleeping or cooking. In addition a washbasin other than the kitchen sink must be located either in the room containing the toilet or near the entrance to that room." C. **Be sure to examine the interior of all cabinets and closets during your pre-passing walk through as you may find defects that were hidden by storage at time of inspection. Call my office for free consultation if additional problems are discovered.**

### 1. BATHROOMS:

**Number of  
bathrooms:** Three and 1/2.

### 2. WATER PRESSURE & DRAINAGE CONDITIONS:

**Water flow &  
drainage:** \* **FUNCTIONAL.** Observation: At time of inspection, the water flow & drainage were **FUNCTIONAL** at fixtures during simultaneous fixture testing.

### 3. BATHROOM HEAT SOURCE:

**Condition of  
HEAT source:** \* **FUNCTIONAL** forced hot water baseboard heat or hot water radiator.

### 4. BATHROOM VENTILATION:

**Ventilation  
methods:** \* **FUNCTIONAL window & fan.** (Note: Investigate the fan discharge point; it should discharge outside and not into the attic.)

### 5. TOILETS:

**Condition of  
toilets:** \*\* **FUNCTIONAL with EXCEPTIONS noted:**  
Observation: The water was shut-off at the tank in the master bath at time of inspection.  
Analysis: The operational condition of the toilet is undetermined, further investigation is needed.  
Recommendation: Prior to commitment, you should ask that the water service be restored to all fixtures and return to test for functional pressure and drainage or undetermined leaks.  
 Web Resource: <http://www.toiletology.com/index.shtml>

## 6. SINKS:

### Condition sinks-faucets:

\* **FUNCTIONAL** bathroom sinks, faucets, pressure, drainage & hot water where *readily accessible*. (Note: The inspector could not fully examine the interior of the sink base cabinet(s) do to stored goods. All sink base cabinet interiors should be re-examined during the pre-passing walk through inspection, after the owner has moved.)

## 7. TUBS & SHOWERS:

### Condition tubs-showers:

\* **FUNCTIONAL**. No visible problems observed where *readily accessible*. The tub / shower fixtures were **FUNCTIONAL** with adequate water pressure & drainage at time of inspection.

Observation: The caulking at the tub / wall / floor intersections is worn or eroded.

Analysis: Gaps could allow leakage & interior water damage. Repair is needed.

Recommendation: Caulk tub / floor joint, tub / wall joint and faucet spout & handle as general maintenance.

## 8. CABINETS & CLOSETS:

### Condition cabinets-closets:

\* **FUNCTIONAL**. No visible problems observed where *readily accessible*. (Note: Sink base cabinets & closets containing stored goods were not fully accessible for inspection - hidden problems could exist. You would be wise to re-examine all such area during the pre-passing walk-through inspection after the owner has moved out.)

## 9. LIGHTS & ELECTRICAL OUTLETS:

### Condition lights-outlets:

\* **FUNCTIONAL** electrical outlets with GFCI shock protection & functional light fixtures.

## 10. WALLS, FLOOR, CEILING:

### Condition walls-floors-ceiling:

\*\* **FUNCTIONAL with exceptions:**

Observation: The grout between ceramic tiles at the bathroom floor &/or wall has eroded.

Analysis: Grout erosion represents normal wear & tear; maintenance repair is needed. Be advised that further grout erosion may allow water to loosen tiles or cause more serious moisture damage to floors, walls or ceilings.

Recommendation: Re-grout the ceramic tile where needed and apply a silicone liquid sealant.

Web Resource: <http://www.floorstransformed.com/tilecare.html>

Observation: The caulking around the bathtub / shower walls has gaps or areas of erosion.

Analysis: Joints of this nature require annual inspection and maintenance when needed. Be advised that a failure to waterproof such joints may allow water infiltration, decay or ceiling problems below.

Recommendation: Restore caulking where needed.

## 11. OVER-ALL CONDITION / RECOMMENDATIONS:

### Bathroom summary:

Observation: Inspection of the bathroom(s) revealed problems which need repairs to restore proper function (see notes above).