



Bathroom Inspection Check List

Aqviz Waterproofing (Aqviz.com)

Page 1 of 2

1. Preliminary Safety and Setup

Wear gloves and non-slip footwear for wet areas
Carry flashlight, moisture meter, and notepad
Turn off fixtures before checking supply lines or drain traps
Ventilate space using exhaust fan or open windows
Have a small bucket and towels ready for leak testing

Note

2. Floor Surface and Drainage

Check for cracked, loose, or hollow tiles
Inspect grout joints for discoloration, cracking, or missing grout
Check for soft, spongy, or warped flooring around the toilet and tub
Test for slope toward the drain and look for standing water after use
Use moisture meter on flooring near tub, shower, toilet, and vanity
Look for water stains or mold growth at corners and edges
Inspect thresholds for water damage, gaps, or swelling

3. Wall Surfaces and Wet Zones

Inspect tile walls inside the shower or tub area
Check for loose or hollow tiles and tap gently to test adhesion
Look for peeling paint, blistering, or bubbling plaster on non-tiled walls
Check accessories (mirror, cabinet, soap dish) for moisture marks
Inspect drywall or cement board joints for mold or softness
Use flashlight to scan for discoloration, swelling, or stains

4. Shower and Bathtub Area

Check all corners, joints, and edges for cracked or missing sealant
Inspect around faucet, shower head, and spout for leaks or loose fittings
Test water supply valves and mixer valve for drips
Run water and check if it leaks under the tub or shower base
Open the access panel and check for wet spots on the subfloor
Check overflow drain for proper sealing and corrosion

5. Toilet Area

Inspect for water stains or soft flooring around the toilet base
Check for condensation on the tank exterior
Test for leaks at the shut-off valve and supply line
Check wax ring integrity by gently rocking the toilet
Flush and check for leaks at the base or back of the tank
Look behind the toilet for mold, mildew, or water trails

- Read more about **Bathroom Waterproofing** - <https://aqviz.com/bathroom/waterproofing/>
- Read more about **8 Common Bathroom Problems** - <https://aqviz.com/bathroom/solutions/>
- Read more about **Save Bathroom Water** - <https://aqviz.com/bathroom/save-water/>



Bathroom Inspection Check List

Aqviz Waterproofing (Aqviz.com)

Page 2 of 2

6. Sink and Vanity

Inspect under the sink cabinet for water stains, mold, or swelling
Check faucet supply hoses for corrosion, bulging, or dripping
Test P-trap and drain connections for active leaks or dampness
Check countertop and backsplash joints for cracked caulk
Inspect vanity base and kickplate for water damage
Test faucet aerator and flow pressure and note any unusual spray pattern

Note

7. Exhaust Ventilation and Humidity Control

Confirm exhaust fan operates and vents to the exterior (not the attic)
Inspect fan grill for dust buildup or water stains
Measure relative humidity after shower, should drop below 60% in 15 mins
Check for mold on ceiling, especially in corners or near the fan
Inspect ceiling paint for peeling, bubbling, or discoloration

8. Windows, Doors, and Penetrations

Inspect around window frames for moisture, peeling paint, condensation
Check caulking between window and tile or wallboard
Ensure bathroom door has proper gap or vent to allow airflow
Inspect all pipe entry points and escutcheons for gaps or corrosion
Check baseboards or door trim for signs of swelling, rot, or mildew

9. Mold, Mildew, and Odor Detection

Check for visible mold spots on ceiling, walls, caulking, or corners
Note musty, sour, or earthy odors
Use a moisture meter behind tile or walls if odor is persistent
Inspect behind toilet, under sink, and near tub for mold growth

10. Waterproofing Systems and Past Repairs

Check visible caulking and sealants for aging, cracks, or missing sections
Verify if waterproof membrane was installed behind tiles
Inspect previously repaired tiles, patches, or wall sections for recurrence
Check floor or ceiling below bathroom for water stains or active drips
Document any DIY repair signs or use of improper materials

11. Recommendations and Next Steps

List minor repairs such as re-caulking, regrouting, or tightening fittings
Identify hidden plumbing leaks, floor rot, or structural mold
Schedule leak testing or flood testing for shower base for seepage

- Read more about **Stop Bathroom Fogging** - <https://aqviz.com/bathroom/fogging-up/>
- Read more about **Roof Damage** - <https://aqviz.com/roof/damages/>
- Read more about **Roof Drains** - <https://aqviz.com/roof/drains/>

