

## SURVEYORS TIPS

### **Shower Enclosures:**

Be aware of faulty or leaking shower enclosures where either ceramic tiling has failed from use of incorrect or insufficient adhesive, or where the backing board itself is not of approved water-resisting type - inexperienced contractors will use standard paper-faced gypsum plasterboard rather than boards approved under the BBA Certification scheme (such as '*Hardbacker 250*' and '*500*', '*Wedi Tilebacker*' and similar products).

Insidious leakage from shower and bath enclosures can be extremely difficult to detect during a survey unless it is at an advanced stage where patent leakage is apparent. Remedial work can be extremely costly, particularly if the shower tray or bath rests on a chipboard floor which has also suffered deterioration.

ISA recommends members undertaking surveys to include a 'risk phrase' or 'limitation' about showers/tiling; also to take care to examine shower enclosures carefully for evidence of loss-of-key (and hollowness) in the lower tiles; deterioration of sealant and settlement in the tray base. Furthermore, always test the shower for operation and confirm that there is no leakage from the valves or body of the shower unit. Two minutes in a check of this type can save a stressful few hours if a client complains later!

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