
When the shower leaks

Repair the tile — or rebuild the wet area.

Most bathroom work starts because something failed. Use this before you pay for a patch that will not hold.

Photograph these before anyone opens a wall

- ☐ Whole room from the door, then the shower straight on
- ☐ Floor outside the shower — stain, soft spot, lifted flooring
- ☐ Ceiling below, if this bath is upstairs
- ☐ Caulk — cracked, moldy, or pulled off the tile
- ☐ Loose or hollow tile (tap with a coin)
- ☐ Pan and curb — ponding water, crumbled threshold, cracks
- ☐ Valve and head — drip, pressure, age

A patch is enough when

One cracked tile, one failed grout joint, or dirty caulk — and the floor is solid, the pan still slopes, and there is no stain on the ceiling below. Recaulk, replace a tile, or re-grout, then watch it.

Rebuild the wet area when

Water is under the floor, the pan ponds, tile sounds hollow in sheets, the curb is rotten, or a prior job sat on backer board with no real pan. Caulk will not save that. Waterproofing has to come out and go back in: paper and lath, scratch, brown, AVM 700 pan, then tile.

What I will not sell you

A reseal-and-hope on a failed pan. A prefab foam pan when the house needs mud. A board job that looks fine for two years. If a repair will hold, I will say so and charge for the repair.

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