

Water Ingress Investigation & Report

Comprehensive diagnostic report — Sample

Full written report with moisture mapping, photographic evidence and recommended remedial action.

Client	[Redacted] — Homeowner
Property	[Redacted] — Freestanding home, Leaking shower / bathroom
Date of inspection	15 August 2026
Time on site	Approx. 90 minutes
Inspector	Adrian Moschos — Licensed waterproofer & tiler
Licence	NSW 214491C
Fee	\$795 + GST

Executive summary

An investigation was carried out in response to a reported leak into the wall and ceiling of the room below the main bathroom. The likely source of the water ingress is a combination of deteriorated grout and silicone joints in the shower recess, allowing water to track behind wall tiles and migrate down the stud cavity. A secondary contributing factor is an inadequate fall toward the shower waste, causing ponding in the shower floor.

Scope of investigation

- Visual inspection of shower recess, bathroom floor, adjacent walls and ceiling below.
- Non-invasive moisture testing of tiled walls, hob, and ceiling below.
- Leak testing of shower waste and tap penetrations where safe to do so.
- Photographic documentation of findings.
- Preparation of written report with findings, diagnosis and recommended remedial scope.

Moisture readings

Shower wall — left	Elevated	Consistent with water tracking behind tiles
Shower wall — right	Moderate	Early moisture migration, grout compromised
Shower floor	High	Ponding / inadequate fall toward waste
Ceiling below bathroom	High	Active leak path from above confirmed

Adjacent bedroom wall	Dry	No secondary migration detected at time of inspection
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Photographic evidence

[Site photograph — shower recess showing deteriorated grout and silicone joints]

[Site photograph — ceiling below showing water staining and active leak zone]

Findings

- Shower floor grout is cracked and porous, allowing water to pass through to the membrane below.
- Silicone joints at hob-to-wall and wall-to-wall junctions have separated, creating direct water paths.
- Inadequate fall in shower floor is causing ponding against the hob junction.
- Ceiling below shows fresh water staining directly under the shower footprint, confirming the leak path.

Likely source & contributing factors

Primary source: water entering through compromised grout and silicone in the shower recess.
Contributing factors: inadequate floor fall causing ponding, aged sealant, and repeated thermal movement from daily use.

Recommended remedial action

- Strip and re-grout shower floor with a suitable water-resistant grout.
- Remove all existing silicone and re-seal hob, wall and fixture junctions with sanitary grade silicone.

- Verify shower waste connection and re-waterproof waste penetration if required.
- If ponding persists, consider re-screeding the shower floor to achieve minimum 1:80 fall to waste.
- Allow 7-14 days then re-inspect ceiling below for drying / any residual activity.

Limitations

This investigation was non-destructive. Concealed conditions may differ from those observed. The recommendations are based on the evidence gathered at the time of inspection and should be quoted by a licensed waterproofer/tiler prior to works commencing.

SAMPLE