

Professional Waterproofing Inspection

Site assessment & summary notes — Sample

This is a visual assessment and on-site summary. It is not a comprehensive diagnostic report.

Client	[Redacted] — Residential homeowner
Property	[Redacted] — Unit bathroom, Sydney
Date of inspection	12 August 2026
Inspector	Adrian Moschos — Licensed waterproofer & tiler
Licence	NSW 214491C
Fee	\$395 + GST

Scope of attendance

A visual assessment of the nominated wet area was carried out to identify obvious waterproofing and tiling concerns. No destructive testing, moisture metering or leak simulation was performed during this attendance.

On-site verbal findings

The following was observed and discussed with the client on site:

- Silicone joints around the shower hob show signs of mould and early degradation.
- Grout in the shower floor is porous and has minor cracking in the high-traffic zone.
- No obvious active water staining was visible on the ceiling below at the time of inspection.
- Shower waste connection appears serviceable from above; no visible leakage at the waste rim.

Summary condition notes

The wet area is generally in fair condition but shows early maintenance-related warning signs. The silicone and grout issues noted are common precursors to concealed leaks and are best addressed before water migrates into wall or floor cavities.

General advice provided

Re-silicone shower hob and perimeter joints with a quality mould-resistant sanitary grade silicone. Re-grout the shower floor and consider a penetrating grout sealer. Monitor the ceiling below for any new staining over the next 2-3 months. If staining appears or the leak becomes active, upgrade to a full Water Ingress Investigation & Report.

Limitations

This attendance is a visual assessment only. It does not include moisture mapping, leak testing, destructive investigation or a written diagnostic report. The findings are based on accessible areas at the time of inspection. No warranty is provided on this summary.

Next step: If you need a documented report for insurance, strata, a builder or a dispute, book the Water Ingress Investigation & Report (\$795 + GST).

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