

Strata & Complex Water Ingress Investigation

Strata-ready report for committees, insurers & contractors — Sample

Detailed multi-area investigation with prioritised remedial scope formatted for strata committees and insurance claims.

Client	[Redacted] — Strata Manager (on behalf of Owners Corporation)
Property	[Redacted] — Multi-storey strata, Balcony & internal water ingress
Date of inspection	18–19 August 2026
Time on site	Approx. 3 hours across 2 days
Inspector	Adrian Moschos — Licensed waterproofer & tiler
Licence	NSW 214491C
Fee	\$1,200 + GST

Executive summary for committee

This investigation addresses recurring water ingress reported across multiple lots in the subject building. Evidence indicates at least two distinct leak paths: (1) balcony membrane failure and perimeter junction breakdown allowing water into Lot 4 and common wall cavities; and (2) a failed shower recess in Lot 7 contributing to moisture in the corridor ceiling. A prioritised remedial scope is provided below for committee approval and contractor quoting.

Areas investigated

Lot 4 balcony	Membrane failure, perimeter & threshold leaks	Active ingress into lot below
Lot 4 ceiling	Staining and swelling from above	Confirmed affected by balcony leak
Common corridor ceiling	Moisture damage near Lot 7 wet wall	Linked to Lot 7 shower recess
Lot 7 shower	Failed hob seal + porous grout	Source of corridor moisture
Rooftop / box gutter	Not inspected — recommend separate roof plumber assessment	Unknown

Moisture mapping summary

Non-invasive moisture testing was conducted across all affected lots and common areas. Elevated readings were recorded in the Lot 4 balcony soffit, the corridor ceiling adjacent to Lot 7, and the lower portion of the Lot 7 shower recess. Dry readings were recorded in non-adjoining control areas, supporting the identified leak paths.

[Moisture mapping diagram — Lot 4 balcony and affected ceiling below]

Photographic evidence

[Site photograph — balcony membrane condition and perimeter junctions]

[Site photograph — internal ceiling staining and damage]

Findings by area

Lot 4 balcony

The balcony membrane shows UV degradation and cracking at the perimeter. The door threshold junction has separated from the slab edge, creating a direct water path into the wall cavity. This is the primary cause of the Lot 4 ceiling damage.

Lot 7 shower / common corridor

The shower hob seal has failed and the floor grout is no longer water-resistant. Water is tracking into the adjoining wall cavity and appearing in the corridor ceiling. This is a lot-specific issue and should be rectified by the Lot 7 owner.

Prioritised remedial scope

Priority 1 — Common property / safety

- Lot 4 balcony: strip and re-waterproof full balcony including perimeter, threshold and outlet penetrations.
- Repair damaged ceiling in Lot 4 once leak source is eliminated and drying is confirmed.

Priority 2 — Lot-specific rectification

- Lot 7 shower: re-grout floor, re-seal hob and fixture penetrations; confirm membrane integrity.
- Repair and repaint common corridor ceiling once Lot 7 shower is made watertight and drying is confirmed.

Priority 3 — Monitoring & follow-up

- Re-inspect all affected areas 4-6 weeks after remedial works to confirm no residual moisture.
- Engage roof plumber to inspect box gutters and roof penetrations as a precautionary measure.

Estimated indicative costs

The following is provided for budgeting and committee discussion only. Formal quotes should be obtained from licensed contractors prior to approval.

Lot 4 balcony re-waterproofing	\$4,500 – \$7,500
Lot 4 ceiling repair & repaint	\$1,800 – \$3,200
Lot 7 shower re-grout / re-seal	\$1,200 – \$2,500
Common corridor ceiling repair	\$2,000 – \$3,500
Roof plumber inspection	\$450 – \$750

Limitations

This investigation was non-destructive. Concealed conditions may differ from those observed. The report is based on accessible areas at the time of inspection. Roof plumbing and structural elements were not inspected unless specifically noted. Formal quotations should be obtained before works commence.