Unit 805 · Maple Tower

Bathroom & Moisture Integrity Audit · Stack 05

PROPERTY	UNIT	PROGRAM
Maple Tower (sample)	805 · Stack 05	Moisture Audit
INSPECTION DATE	**ENTRY NOTICE**	**WET AREAS INSPECTED**
Oct 21, 2026 · 1:10–1:28 p.m.	Posted Oct 19 · window 1–2 p.m.	Kitchen, bathroom, laundry

SUMMARY

MOISTURE RISK

Elevated

An active leak under the kitchen sink and ceiling staining near the living room window need repair before damage spreads. Tub caulking can be restored rather than replaced. Unit 905 above should be checked as the likely source of the ceiling staining.

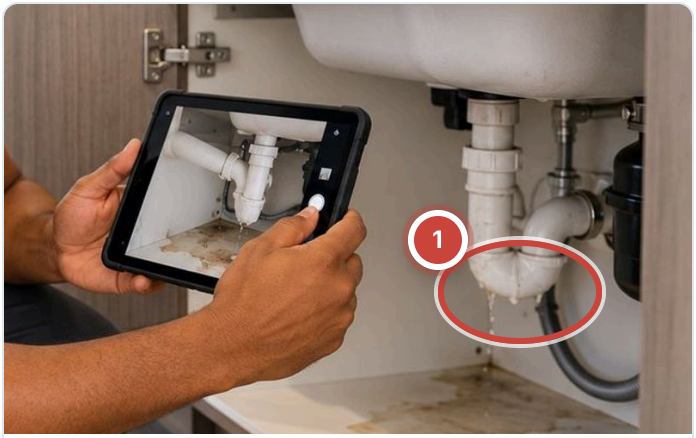
2	2	14
Repair now	Restore	Good

RESTORE VS. REPLACE SCOPE

ID	WET AREA & FINDING	SPREAD RISK	RECOMMENDATION	PHOTOS
KIT-07	**Active leak at sink P-trap** Water pooling; cabinet base stained, not yet swollen	High	Repair Replace trap washer; dry and seal cabinet base	2
LIV-03	**Ceiling staining at window corner** Staining spreading into wall; likely source above	High	Repair Check unit 905 wet areas and window seal; then repair and repaint	3
BTH-03	**Tub caulking separation** Gap along back wall, approx. 60 cm; tile sound	Medium	Restore Remove and recaulk; no tile replacement needed	2
BTH-05	**Grout cracking at tub edge** Hairline cracks, two joints; no hollow tiles	Low	Restore Regrout two joints and seal	1

SAMPLE

PHOTO EVIDENCE



KIT-07 · Leak at sink P-trap — Repair

Photo 1 of 2 · Oct 21, 2026 · 1:14 p.m.

Active drip at trap connection; staining on cabinet base.



LIV-03 · Ceiling staining — Repair

Photo 1 of 3 · Oct 21, 2026 · 1:22 p.m.

Staining at ceiling corner above window, extending down the wall.

WET AREA CHECKLIST

Kitchen	1 repair
P-trap & connections	Repair
Supply lines & shut-offs	Good
Dishwasher connection	Good
Sink rim & backsplash seal	Good

Bathroom	2 restore
Tub & shower caulking	Restore
Tile & grout	Restore
Toilet base & supply	Good
Exhaust fan	Good

SAMPLE

STACK FOLLOW-UP

UNIT	REASON	RECOMMENDED ACTION
905	Directly above LIV-03 ceiling staining	Inspect bathroom, kitchen and window seal before repairing unit 805 ceiling
705	Directly below KIT-07 active leak	Check kitchen ceiling for staining

SIGN-OFF

UnitSpect Inspector #04
Signed Oct 21, 2026 · 1:28 p.m.

Property manager review
Date reviewed: _____

This report records visible conditions at the time of inspection. It is not a structural, engineering or code compliance certification. Concealed conditions behind walls, ceilings and finishes are outside the scope of a visual inspection.

SAMPLE