

# Blu Mint Building Inspections

## SITE AUDIT REPORT

### Riverside Apartments — Block C

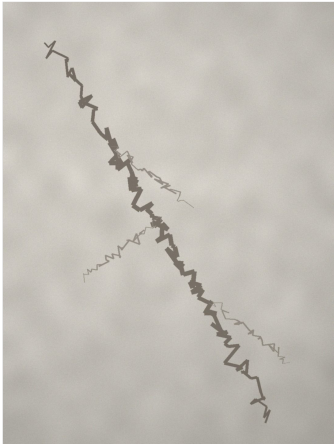
|                  |                                 |
|------------------|---------------------------------|
| Location:        | 42 Wharf Road, Pyrmont NSW 2009 |
| Client:          | Kingsmere Constructions         |
| Inspection Date: | August 03, 2026                 |
| Inspector:       | R. Raby                         |
| Email:           | reports@blumint.com.au          |
| Phone:           | 0412 884 220                    |
| ABN:             | 12 345 678 901                  |

# Issues Summary

|              |      |             |          |
|--------------|------|-------------|----------|
| 8            | 5    | 2           | 1        |
| Total Issues | Open | In Progress | Resolved |

| # | Title                           | Priority | Status      | Location         | Assigned      |
|---|---------------------------------|----------|-------------|------------------|---------------|
| 1 | Cracked render to external w... | HIGH     | OPEN        | North elevation  | Dave Mitch... |
| 2 | Chipped tile at main entry      | MEDIUM   | OPEN        | Main entry lo... | Sam Petrov    |
| 3 | Paint runs to corridor wall     | LOW      | IN PROGRESS | Corridor         | Nina Kaur     |
| 4 | Window perimeter seal incomp... | HIGH     | OPEN        | Unit 12 living   | Tom Ferris    |
| 5 | Water staining to ceiling       | HIGH     | OPEN        | Unit 8 bathroom  | Priya Nair    |
| 6 | Skirting damaged behind door    | LOW      | RESOLVED    | Unit 5 bedroo... | Joel Barnes   |
| 7 | Grout missing to shower base    | MEDIUM   | OPEN        | Unit 9 ensuite   | Sam Petrov    |
| 8 | Scratches to balcony glazing    | MEDIUM   | IN PROGRESS | Unit 14 balcony  | Tom Ferris    |

Cracked render to external wall



Full extent of the crack from window head to slab

STATUS

OPEN

LOCATION

North elevation (Floor Level 3)

ASSIGNED TO

Dave Mitchell (Apex Rendering)

DUE DATE

August 09, 2026

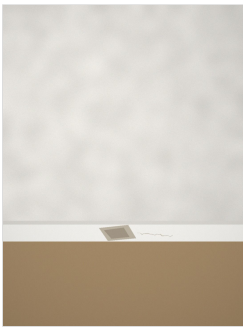
CATEGORY

Rendering

Description

Vertical crack approx. 1.4 m running from the window head down to the slab edge. Widest point roughly 3 mm. Needs cutting out, re-rendering and repainting to match.

Additional Photos

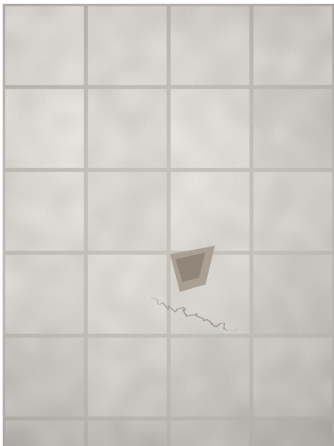


Close-up at the base — render lifting



Paint finish over the affected section

Chipped tile at main entry



Chipped corner, entry threshold

STATUS

OPEN

LOCATION

Main entry lobby (Floor Ground)

ASSIGNED TO

Sam Petrov (Sterling Tiling)

DUE DATE

August 12, 2026

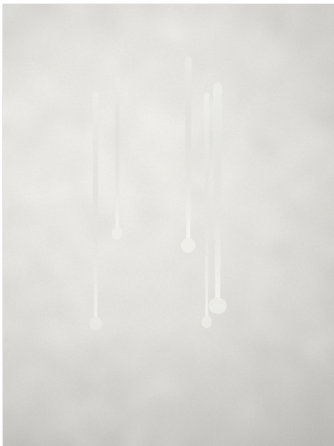
CATEGORY

Tiling

Description

Corner chip to floor tile directly inside the entry door. Trip and cut hazard in a high-traffic area. Replace tile and re-grout.

Paint runs to corridor wall



Runs visible in raking light

STATUS  
IN PROGRESS

LOCATION  
Corridor (Floor Level 2)

ASSIGNED TO  
Nina Kaur (Coastline Painting)

DUE DATE  
August 17, 2026

CATEGORY  
Painting

Description

Several runs and sags in the topcoat along the eastern corridor wall. Sand back and reapply finish coat.

Window perimeter seal incomplete



Gap where the sealant run stops

STATUS  
OPEN

LOCATION  
Unit 12 living (Floor Level 4)

ASSIGNED TO  
Tom Ferris (ClearView Glazing)

DUE DATE  
August 06, 2026

CATEGORY  
Windows & Glazing

Description

Sealant to the window reveal stops short of the sill on the western side, leaving an open gap. Water ingress risk. Rake out and reseal the full perimeter.

Water staining to ceiling



Staining below the level 3 wet area

STATUS

OPEN

LOCATION

Unit 8 bathroom (Floor Level 2)

ASSIGNED TO

Priya Nair (HydroSeal Waterproofing)

DUE DATE

August 05, 2026

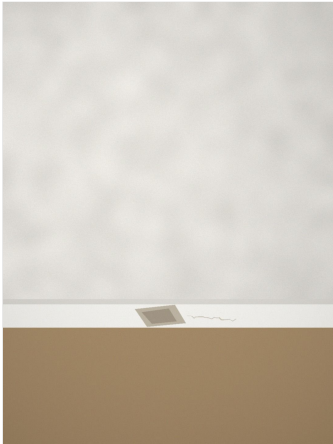
CATEGORY

Waterproofing

Description

Brown staining approx. 600 mm across on the bathroom ceiling below the level 3 wet area. Source to be traced before making good.

### Skirting damaged behind door



*Gouge to skirting face*

STATUS

RESOLVED

LOCATION

Unit 5 bedroom 2 (Floor Level 1)

ASSIGNED TO

Joel Barnes (Bentley Joinery)

CATEGORY

Carpentry

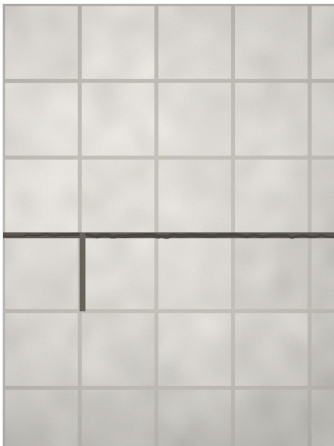
#### Description

Gouge to the skirting where the door has been swinging back without a stop. Fill, sand and repaint; door stop to be fitted.

#### Resolution

Filled, sanded and repainted. Door stop fitted to prevent recurrence.

Grout missing to shower base



Open joint at the base junction

STATUS  
OPEN

LOCATION  
Unit 9 ensuite (Floor Level 3)

ASSIGNED TO  
Sam Petrov (Sterling Tiling)

DUE DATE  
August 10, 2026

CATEGORY  
Tiling

Description

Grout absent along the junction between the shower base and the wall tiles for roughly 800 mm. Re-grout and seal.

Scratches to balcony glazing



Scratches across the balustrade panel

STATUS  
IN PROGRESS

LOCATION  
Unit 14 balcony (Floor Level 4)

ASSIGNED TO  
Tom Ferris (ClearView Glazing)

DUE DATE  
August 14, 2026

CATEGORY  
Windows & Glazing

Description

Two long scratches across the balustrade glass, visible from inside. Panel to be replaced under warranty.