



FRA

DISASTER RECOVERY EXPERTS



24/7 EMERGENCY RESPONSE | 1300 667 692

PHOTO REPORT

FIXD Trade Group

Site Contact: Chawakorn Kamnuansil & Podjana Tienmon
Site Address: 243 Franklin Street
Melbourne VIC 3000
Job No: 418092
Order No.:
Project Mngr: Steven Bonfa
Date: 20/05/2025

REPORT

Work Order Request Details

FRA attended site to complete the required restoration works following reported water damage to the property.

Initial Inspection Findings

Date of Loss: 20/04/2025

Advised Cause of Loss: Leak from above bedroom ceiling

Date of Inspection: 19/05/2025

Category of Loss: Category 2

Class of Loss: Class 2

Observed Pre-Existing Conditions: N/A

Services Performed:

- It was explained by the tenant that the cause was a leak from above the bedroom, tenant is unsure of the source of loss.
- Technicians completed thorough inspection of the affected areas and found the following:
 - Visible bubbling and warping of the plaster wall behind the bed.
 - Visible swelling of the bed frame, FRA is unable to determine if this is related to the event.
 - Minor microbial activity present on the skirting boards behind the bed.
 - Visible microbial activity present behind the plant along the external wall, FRA is unable to determine if this is due to the event.
 - Tenant advised a strong malodour is present so they have been running dehumidifiers to neutralise the smell. No noticeable odour was present upon FRA attendance.
 - Visible water stains present on the plaster ceiling and wall lining.
 - Carpet is frayed and wrinkled, it is unlikely that this has been caused by the event.
- Technician completed:
 - Conducted property assessment and room measurements of the affected areas.
 - Performed thermal imaging of the affected areas.
 - Performed moisture readings which indicated all building materials are within a dry standard.

Affected Areas:

Affected Area	Measurements (L x W x H)	Floor Type	Disposition
Bedroom	3.5m x 3.1m x 2.4m	Carpet	Restorable



PHOTO REPORT

Moisture Readings:

Area	Dry Standard	Wall/Skirting	Ceiling	Sub-floor	Floor Covering
Bedroom	16%	7.9%	13.3%	10.3%	

Hygrometer Readings:

Location	Humidity (Percentage)	Temperature
Internal	49.5%	21.0°C

Further Action Required

- FRA recommends the removal of the impacted materials;
 - Plaster wall lining from floor to ceiling high.
 - Plaster ceiling lining, approximately 2sqm.
 - Skirting boards behind the bed and along the external wall.

1 -Water Damage

Site Attendance 19.5.25



Carpet Damage



Carpet Damage



Internal RH Temp



PHOTO REPORT



Microbial Activity



Microbial Activity



Minor Microbial Activity



Moisture Reading, Carpet



Moisture Reading, Ceiling



Moisture Reading, Wall



PHOTO REPORT



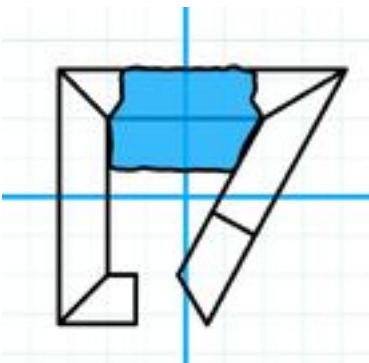
Moisture Reading, Wall



Moisture Reading, Wall



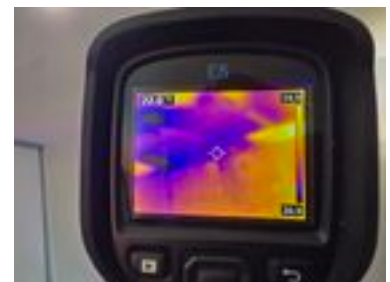
Moisture Reading, Wall



Mud Map



Thermal Imaging



Thermal Imaging



Thermal Imaging



Thermal Imaging



Thermal Imaging



PHOTO REPORT



Water Damaged Bed-Frame



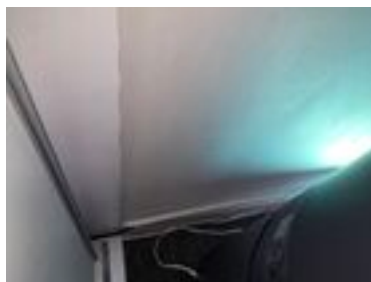
Water Damage



Water Damage



Water Damage



Water Damage



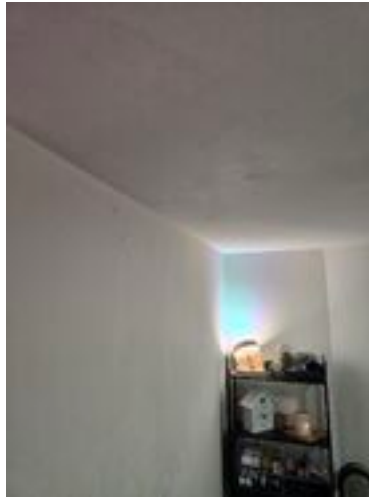
Water Damage



PHOTO REPORT



Water Damage



Water Damage



Water Stains