



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



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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



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Microbial Activity



Microbial Activity



Minor Microbial Activity



Moisture Reading, Carpet



Moisture Reading, Ceiling



Moisture Reading, Wall



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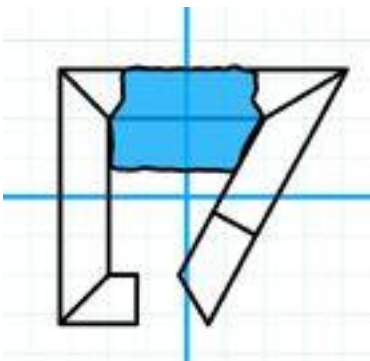
Moisture Reading, Wall



Moisture Reading, Wall



Moisture Reading, Wall



Mud Map



Thermal Imaging



Thermal Imaging



Thermal Imaging



Thermal Imaging



Thermal Imaging



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Water Damaged Bed-Frame



Water Damage



Water Damage



Water Damage



Water Damage



Water Damage



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Water Damage



Water Damage



Water Stains